Project Narrative

Edgewood Court Apartments Atlanta, DeKalb County

Edgewood Courts Apartments is the preservation and redevelopment of a challenged Section 8 property in a revitalizing area of intown Atlanta. Jonathan Rose Companies will acquire the existing 204-unit Edgewood Court Apartments and leverage tax credits and bonds in a reinvestment plan that includes a full renovation of 200 existing units (including new kitchens, baths, systems, and appliances), as well as the construction of 22 new units for a total of 222 units. The existing HUD Project Based Section 8 Contract will be renewed for 20 years on 204 of the units, while the balance will be LIHTC units at 60% of AMI. Additionally, the project will include the construction of a new community center complete with laundry facilities, study rooms, computers, meeting spaces, and leasing offices. It is our goal to uplift the entire surrounding community by transforming the entirety of the project site.

Edgewood Courts was originally built in 1950 with the most recent renovation completed in 1980. The project consists of a leasing center and 204 units contained in 41 buildings on 20.74 acres of land. The renovated units will include 24 1-bedrooms, 1-bath; 64 2-bedrooms, 1-bath; 80 3-bedrooms, 1-5-baths; and 32 4-bedrooms, 2-baths units. Newly constructed units will include 12 1-bedroom, 1-bath, 6 2-bedrooms, 1-bath and 4-3-bedrooms, 1.5-baths. Additionally the development will feature substantial new landscaping, gathering areas, playgrounds, and a community center that will house study rooms, laundry facilities, a fitness center, a community room, computers, and a leasing office. The fully renovated interiors will include new countertops, cabinets, light fixtures, plumbing, and energy efficient appliances. Renovated exteriors will include new paint, windows, masonry, and roofs. All HVAC systems will be replaced.

The property is being developed by Jonathan Rose Companies, in consultation with New Columbia Residential, who serves as a source of local and neighborhood knowledge. New Columbia Residential Property Management will be the property manager. Jonathan Rose Companies is a national owner, operator, and developer of affordable housing with 28 years experience and nearly 15,000 LIHTC, Section 8, and mixed income units under management. Rose focuses on the building resilient and sustainable Community of Opportunities. New Columbia Residential is an integrated real estate company comprised of master planning, development, project management, construction management, property and asset management and tax credit compliance with a focus on mixed-finance, multi-family rental property including a diverse array of award-winning properties throughout the southeastern United States including Georgia, Louisiana, Texas and Florida.

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

	PA	RT ONE - PROJECT INFORMA	TION - 2017-0 Edge	wood Court Apartments,	Atlanta, DeKalb County		
	Please note: May Revision 3		s are unlocked for your	se and do not contain referen use and do contain reference			A Use ONLY - Project Nbr: 2017-0
I.	DCA RESOURCES	LIHTC (auto-filled from later en	ntries) \$	1,509,000	DCA HOME (from Cons	ent Form)	\$-
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	>	Pre-Application Number	er (if applicable) - <u>use format 2</u>)17PA-###	< <enter nbr="" pre-app="">></enter>
					rred in the project since pre		Yes - see Comment
	Was this project previously submitted to th	e Ga Department of Community	Affairs? No	If Yes, please provide th	e information requested be		viously submitted project:
	Project Name previously used:				DCA Project Nbr previou		
	Has the Project Team changed?		he DCA Qualification	Determination for the Tean	n in that review? << Select	Designation >	>>
III.	APPLICANT CONTACT FOR APPLICATI						
	Name	Clara Trejos			Title		dit Operations
	Address	1718 Peachtree St NW, Suite 6	684		Direct Line	Į.	(904) 746-3325
	City	Atlanta		20200.240/	Fax		(404) 506-9703
	State	GA	Zip+4	30309-2496	Cellular		
	Office Phone	parentheses atc. av: 1224E67000)	Ext.	E-mail	ctrejos@columbiares.co	111	
n <i>7</i>	(Enter phone numbers without using hyphens, p	Jarenineses, elc - ex: 1234507890)					
IV.	PROJECT LOCATION				Discust Dayles 10		Ma
	Project Name	Edgewood Court Apartments 1572 Hardee St NE			Phased Project?	ious phoses	No
	Site Street Address (if known) Nearest Physical Street Address *	1972 Haluee Stine			DCA Project Nbr of prev Scattered Site?	No	Nbr of Sites
	Site Geo Coordinates (##.######)	Latitude: 33.755577	Longitude	-84.336683	Acreage	NO	20.7400
	City	Atlanta	9-digit Zip			act Number	206
	Site is predominantly located:	Within City Limits	County	DeKalb	QCT?	Yes	DDA? No
	In USDA Rural Area?	No In DCA Rural C	County? No	Overall: Urban	HUD SA:	MSA	Atlanta-Sandy Springs-Ma
	* If street number unknown	Congressional	State Senate	State House	** Must be verified by ap	blicant using foll	lowing websites:
	Legislative Districts **	5	42	89	Zip Codes	http://zip4.us	sps.com/zip4/welcome.jsp
	If on boundary, other district:				Legislative Districts:	http://votesmart	t.org/
	Political Jurisdiction	City of Atlanta			Website www.atlan	taga.gov	
	Name of Chief Elected Official	Kasim Reed	Title	Mayor			
	Address	55 Trinity Avenue			City Atlanta		
	Zip+4	30303-3520	Phone	(404) 330-6100	Email mayorreed	l@atlantaga.gov	V
V.	PROJECT DESCRIPTION						
	A. Type of Construction:					·	
	New Construction		22	Adaptive R		0	Historic 0
	Substantial Rehabilitation		0	Historic Re		antalization and a	0
	Acquisition/Rehabilitation		200	> For Acquis	ition/Rehabilitation, date of	original constru	uction: 12/15/50

		PART ONE - PROJECT INFO	RMATION - 20	017-0 Edgewo	ood Court Ap	oartments, At	lanta, DeKall	o County		
	B. Mixed Use C. Unit Breakdown		No	PBRA	Л	Unit Area				
	Number of Low Income Ur Number of 50 Number of 60 Number of Unrestricted (M Total Residential Units Common Space Units Total Units	0% Units 0% Units	222 0 222 0 222 0 222 0 222	204 0 204	D.	Total Low Inc Total Unrestri Total Resider	icted (Market) ntial Unit Squa on Space Unit	Square Footage	Footage	191,804 0 191,804 0 191,804
	Number of N	esidential Buildings on-Residential Buildings r of Buildings	43 43			Total Commo Total Square		e Footage from Nonresid	lential areas	4,500 196,304
VI.	F. Total Residential Parking TENANCY CHARACTERISTI		255]		(If no local zo projects, 1 pe	v .	nent: DCA minimum 1.5 s or projects)	paces per unit f	or family
	A. Family or Senior (if Senior,B. Mobility Impaired	specify Elderly or HFOP) Nbr of Units Equipped:	Family 12	1		If Other, spec If combining O Family or Sr, sl % of Total Un	ther with how # Units:	Family HFOP 5.4%	Elderly Other Required:	
	C. Sight / Hearing Impaired		5			% of Units for % of Total Un	the Mobility-		Required: Required:	40%
VII.	RENT AND INCOME ELECTI A. Tax Credit Election	ONS	40% of Units	at 60% of AN						
VIII.	B. DCA HOME Projects Min SET ASIDES	imum Set-Aside Requirement (Rent &	Income)	_		20% of HON	/IE-Assisted L	Inits at 50% of AMI		
	A. LIHTC: B. HOME:	Nonprofit CHDO]		(must be pre-qua	alified by DCA as	CHDO)		
	COMPETITIVE POOL		N/A - 4% Bor	nd						
Х.	TAX EXEMPT BOND FINANC									
	Issuer: Office Street Address	Urban Residential Finance Authority of 133 Peachtree St NE, Suite 2900	the City of Atla	anta, Georgia				Inducement Date: Applicable QAP:	July 20, 2017 2017	1
	City	Atlanta	State	GA	Zip+4	30303		T-E Bond \$ Allocated:	26,400,000	
	Contact Name 10-Digit Office Phone	Vickey Roberts (404) 614-8305	Title Direct line	Transaction S	Services Mana	ager Website	E-mail	vroberts@investatlanta.c	com	

10-Digit Office Phone

PART ONE - PROJECT INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb 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 Participa	nt Name of Project	Interest
1		7		
2		8		
3		9		
4		10		
5		11		
6		12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation Original GHFA/DCA Project Number First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable <u>non</u>public housing project

No	
Yes	

No

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

GA-	
GA-	

HUD funded affordable public housing project



PART ONE - PROJECT INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

XIII. ADDITIONAL PROJECT INFORMATION

	A. PHA Units Is proposed project part of a	a local public housing replacement pr	ogram?			No	ז			
		Jnits reserved and rented to public ho	•			110	% of Total Re	esidential Units		0%
	Nbr of Units Reserved and F			Households	on Waiting List:			esidential Units	0%	0%
	Local PHA Street Address						Contact Direct line			
	City			Zip+4			Cellular			-
	Area Code / Phone			Email						
I	3. Existing properties: currents	ntly an Extension of Cancellation (Option?	No	lf yes, expi	ration year:		Nbr yrs to forgo cancell	ation option:	
	New properties: to exercis	se an Extension of Cancellation Op	tion?		lf yes, expi	ration year:		Nbr yrs to forgo cancell	ation option:	
	C. Is there a Tenant Ownersh	ip Plan?		No						
I). Is the Project Currently Oc	cupied?		Yes	If Yes	>:	Total Existing	y Units		204
							Number Occu			192
	- Waivers and/or Dro Appro	vals - have the following waivers a	nd/or pro appr	ovals hoon a	oproved by F	0042	% Existing O	ccupied		94.12%
I	Amenities?	vals - flave the following waivers a	inu/or pre-appr				Qualification	Determination?		
	Architectural Standards?			Yes				Performance Bond (HOM	1E only)?	
	Sustainable Communities Si HOME Consent?	ite Analysis Packet or Feasibility stuc	y?				Other (specif	y): Boost (extraordinary circun	nstancos)	
	Operating Expense?				lf Yes, new	Limit is			Istances)	4
	Credit Award Limitation (ext	raordinary circumstances)?			If Yes, new	Limit is		>:		
	F. Projected Place-In-Service	Date		7 0 0 1 7						
	Acquisition Rehab		December 1 December 3							
	New Construction		December o	1, 2017						
XIV.	APPLICANT COMMENTS A	AND CLARIFICATIONS				XV.	DCA COMMI	ENTS - DCA USE ONLY		
		ne the Rose Companies entities were sol								
Reside	ential entities now form part of the o	owner and developer structure. A comple	te organizational	chart is included	in Tab 19					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here. Use "Paste Special" and select "Values" instead.

I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY Office Street Address City State 10-Digit Office Phone / Ext. (Enter phone nbrs w/out using hyphen	RAHF IV Edgewood Court, LLC 551 Fifth Avenue, 23rd Floor New York Fed Tax NY Zip+4 10176-2604 (917) 542-3651 E-mail s, parentheses, etc - ex: 1234567890) E-mail	Orq Type: For Profit brandon@rosecompanies.com	Name of Principal Title of Principal Direct line Cellular erified by applicant usi	Jonathan F.P. Rose President (917) 542-3600 ng following website:
B. PROPOSED PARTNERSHIP INFORMA 1. GENERAL PARTNER(S)	ATION	http://zip4.usp	os.com/zip4/welcome.jsp	
a. Managing Gen'l Partner Office Street Address City State	RAHF IV Edgewood Court MM, LLC 551 Fifth Avenue, 23rd Floor New York Website NY Zip+4	10176-2604	Name of Principal Title of Principal Direct line Cellular	Jonathan F.P. Rose President (917) 542-3600
 10-Digit Office Phone / Ext. b. Other General Partner Office Street Address City State 12 Picit Office Phase / Ext 	(917) 542-3651 E-mail Columbia Edgewood Court GP, LLC 1718 Peachtree Street, Ste 684 New York Website NY Zip+4	10176-2604	Name of Principal Title of Principal Direct line Cellular	Jonathan F.P. Rose President (917) 542-3600
10-Digit Office Phone / Ext. c. Other General Partner Office Street Address City State 10-Digit Office Phone / Ext.	(917) 542-3651E-mailColumbia Edgewood Court GP, LLC1718 Peachtree Street, Ste 684AtlantaWebsiteGAZip+4E-mail	brandon@rosecompanies.com www.columbiares.com 30309-2496 jgrauley@columbiares.com	Name of Principal Title of Principal Direct line Cellular	Jim Grauley President & COO (404) 419-1432
2. LIMITED PARTNERS (PROPOSED	OR ACTUAL)	Igradio y o oolambarooloom		
a. Federal Limited Partner Office Street Address City State 10-Digit Office Phone / Ext.	USBCDC 1307 Washington Avenue, Suite 300 St. Louis Website MO Zip+4 E-mail	e usbank.com 63103-1976 robert.wasserman@usbank.com	Name of Principal Title of Principal Direct line Cellular	Robert Wasserman Senior Vice President (314) 335-3306
 b. State Limited Partner Office Street Address City State 10-Digit Office Phone / Ext. 	USBCDC 1307 Washington Avenue, Suite 300 St. Louis Website MO Zip+4 E-mail		Name of Principal Title of Principal Direct line Cellular	Robert Wasserman Senior Vice President (314) 335-3306
3. NONPROFIT SPONSOR Nonprofit Sponsor Office Street Address City State 10-Digit Office Phone / Ext.	Website Zip+4 E-mail		Name of Principal Title of Principal Direct line Cellular	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here. Use "Paste Special" and select "Values" instead. II. DEVELOPER(S) Jonathan Rose Companies, LLC // Rose Community Development Company, LLC Jonathan F.P. Rose A. DEVELOPER Name of Principal Office Street Address 551 Fifth Avenue, 23rd Floor Title of Principal President City New York Website www.rosecompanies.com Direct line (917) 542-3600 NY Zip+4 10176-2604 Cellular State brandon@rosecompanies.com 10-Digit Office Phone / Ext. E-mail New Affordable Housing Partners, LLC Jim Grauley B. CO-DEVELOPER 1 Name of Principal 1718 Peachtree Street, Ste 684 President & COO Title of Principal Office Street Address Atlanta www.columbiares.com Direct line (404) 419-1432 Citv Website 30309-2496 Cellular State GA Zip+4 10-Digit Office Phone / Ext. E-mail Jgrauley@columbiares.com C. CO-DEVELOPER 2 Name of Principal Office Street Address Title of Principal Website Direct line Citv State Zip+4 Cellular 10-Digit Office Phone / Ext. E-mail D. DEVELOPMENT CONSULTANT Name of Principal Office Street Address Title of Principal Direct line Website City State Zip+4 Cellular 10-Digit Office Phone / Ext. E-mail **III. OTHER PROJECT TEAM MEMBERS** A. OWNERSHIP CONSULTANT Name of Principal Office Street Address Title of Principal Direct line Citv Website State Zip+4 Cellular 10-Digit Office Phone / Ext. E-mail Prestwick Companies Ray Dotson **B. GENERAL CONTRACTOR** Name of Principal Office Street Address 3715 Northside Parkway, NW Building 400, Suite 120 Title of Principal Founder & President (404) 527-4545 City Atlanta Website www.prestwickcompanies.com Direct line 30327-2886 Cellular GA Zip+4 State 10-Digit Office Phone / Ext. ray@prestwickcompanies.com E-mail New Columbia Residential Property Management Jim Grauley C. MANAGEMENT COMPANY Name of Principal President & COO 1718 Peachtree Street NW Ste 684 Title of Principal Office Street Address (404) 419-1432 Atlanta www.columbiares.com Direct line City Website State Zip+4 30309-2496 Cellular GA 10-Digit Office Phone / Ext. E-mail Jgrauley@columbiares.com

2017 Funding Application

Housing Finance and Development Division

				7-0 Edgewood Court Apartments, Atla		
Do NOT delete this t	ab from t	his workbook. Do NOT Copy from ar	hother work	book to "Paste" here . Use "Paste Spe	ecial" and select "Value	es" instead.
D. ATTORNEY		Carmody Torrance Sandak & Henr	essey, LLP		Name of Principal	Gregg Burton
Office Street Address		195 Church St			Title of Principal	Partner
City		New Haven	Website	www.carmodylaw.com	Direct line	(203) 784-3173
State		CT	Zip+4	06510-2009	Cellular	
10-Digit Office Phone	/ Ext.		E-mail	gburton@carmodylaw.com		
E. ACCOUNTANT		CohnReznick LLP			Name of Principal	Deanne Rareshide
Office Street Address		3560 Lenox Road NE, Suite 2800			Title of Principal	Director
City		Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-7646
State		GA	Zip+4	30326-4276	Cellular	
10-Digit Office Phone	/ Ext.		E-mail	Deanne.Rareshide@CohnReznick.com)	
F. ARCHITECT		Rees Design Associates			Name of Principal	George Rees
Office Street Address		2955 Pharr Court South			Title of Principal	President
City		Atlanta	Website		Direct line	(404) 240-9299
State		GA	Zip+4	30305-4916	Cellular	
10-Digit Office Phone	/ Ext.		E-mail	reesdesign@att.net		
IV. OTHER REQUIRED INFORM	ATION (A	Answer each of the questions below f	or each par	ticipant listed below.)		
A. LAND SELLER (If applicab		Edgewood Court Limited Partners		H. Jerome Russell Jr	10-Digit Phone / Ext.	4043301000
Office Street Address		171 17th Street NW, Suite 1600			City	
State		Zip+4 30363	3-1235	E-mail		
B. IDENTITY OF INTEREST						
Is there an ID of interest between:		If yes, explain relationship in boxes pro	vided below,	, and use Comment box at bottom of this	tab or attach additional p	bages as needed:
1. Developer and	No					
Contractor?						
2. Buyer and Seller of	No					
Land/Property?	110					
1 5						
3. Owner and Contractor?	No					
4. Owner and Consultant?	No					
4. Owner and consultant:	NO					
5. Syndicator and	No					
Developer?						
6. Syndicator and	No					
5	INO					
Contractor?						
7. Developer and	No					
Consultant?						
8. Other						

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here. Use "Paste Special" and select "Values" instead.

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 e	ntity ever	2. Is entity	3. Org Type	4. Project	5. Does this	s entity or a member of this entity have a conflict of interest with any		
	been convicted of a felony (Yes or No)		a MBE/	(FP,NP,	Ownership	member, officer, or employee of an entity that partners or contracts with the			
			WBE?	CHDO)	Percentage	Applicant? If yes, explain briefly in boxes below and use Comment box			
				,	5	the bottom of this tab or attach explanation.			
	If yes, explain briefly in boxes below and either use						'		
	Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation		
Managing		No	No	For Profit	0.0090%	No			
Genrl Prtnr									
Other Genrl		No	No	For Profit	0.0010%	No			
Prtnr 1									
Other Genrl		No	No	For Profit	98.9900%	No			
Prtnr 2									
Federal Ltd		No	No	For Profit	1.0000%	No			
Partner									
State Ltd		No	No	For Profit		No			
Partner									
NonProfit									
Sponsor									
Developer		No	No	For Profit		No			
Со-		No	No	For Profit		No			
Developer 1		NO	NO	1 of 1 fold		NO			
Co-									
Developer 2									
Owner									
Consultant									
Developer									
Consultant									
Contractor		No	No	For Profit		No			
Management		No	No	For Profit		No			
Company		NO	NO	FOFFICIE		NO			
Jonipuny				Total	100.0000%				
VI. APPL	LICANT COMMENTS AND CLARIFICATIONS						VI. DCA COMMENTS - DCA USE ONLY		

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share	Georgia TCAP *	
	Historic Rehab Credits			FHA Insured Mortgage	USDA 515	
Yes	Tax Exempt Bonds: \$			Replacement Housing Funds	USDA 538	
	Taxable Bonds	Taxable Bonds		McKinney-Vento Homeless	USDA PBRA	
	CDBG	CDBG		FHLB / AHP *	Section 8 PBRA	
	HUD 811 Rental Assista	nce Demonstration (RAD)		NAHASDA	Other PBRA - Source:	Specify Other PBRA Source here
	DCA HOME * Amt \$			Neigborhood Stabilization Program *	National Housing Trust	Fund
	Other HOME * Amt \$	Other HOME * Amt \$		HUD CHOICE Neighborhoods	Other Type of Funding - describe type/program here	
<u>.</u>	Other HOME - Source Specify Other HOME Source here		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		Capital One	22,756,627	see comment below	
Mortgage B					
Mortgage C					
Federal Grant					
State, Local, or Private Gr	ant				
Deferred Developer Fees					
Federal Housing Credit Ec	quity	U.S. Bancorp Community Development Corporation	10,864,800	-	
State Housing Credit Equi	ty	U.S. Bancorp Community Development Corporation	8,691,840		
Other Type (specify)					
Other Type (specify)					
Other Type (specify)					
Total Construction Finar	ncing:		42,313,267		
Total Construction Period Costs from Development Budget:			42,313,267]	
Surplus / (Shortage) of Co	onstruction funds to Construction costs:		0]	

PERMANENT FINANCING III.

				Effective	Term	Amort.	Annual Debt Service in	Loss Toro
	Financing Type	Name of Financing Entity Capital One	Principal Amount 23,587,000	Int Rate	(Years)	(Years)	Year One	Loan Type
	Mortgage A (Lien Position 1)		23,587,000	4.040%	16	35	1,260,047	Amortizing
	Mortgage B (Lien Position 2)							
	Mortgage C (Lien Position 3)							
	Other:							
	Foundation or charity funding*	Development	204 502	0.0000/	10	10		
	Deferred Devlpr Fee 8.18%	Developer	204,592	0.000%	10	10		Cash Flow
	Total Cash Flow for Years 1 - 15:	8,138,532						
	DDF Percent of Cash Flow (Yrs 1-15)	2.514% 2.514%						
	Cash flow covers DDF P&I?	Yes						
	Federal Grant							
	State, Local, or Private Grant					Check	<u>+/-</u>	TC Equity
	Federal Housing Credit Equity	U.S. Bancorp Community Development	13,581,000			31,000	0.00	<u>% of TDC</u>
	State Housing Credit Equity	U.S. Bancorp Community Development	10,864,800		10,86	4,800	0.00	28%
	Historic Credit Equity							23%
	Invstmt Earnings: T-E Bonds							51%
	Invstmt Earnings: Taxable Bonds							
	Income from Operations							
	Other:							
	Other:							
	Other:							
	Total Permanent Financing:		48,237,392					
	Total Development Costs from Deve	elopment Budget:	48,237,392					
	Surplus/(Shortage) of Permanent fu		0					
*Fou		sts exceeding DCA cost limit (see Appendix I, Secti						
IV.	APPLICANT COMMENTS AND CL			IV.	DCA COM	/FNTS - DC	A USE ONLY	
		ncing at acquisition, and will be amortizing day-one. The			2 011 0 011			
		mortgage-backed security as collateral for the tax-exemp						
		utstanding for the full 16 year term. The property will be f						
		nstruction; therefore, there is no P&I included in our budg						
			-					

I. DEVELOPMENT BUDGET					New Construction	Acquisition	Rehabilitation	Amortizable or Non-Depreciable
				TOTAL COST	Basis	Basis	Basis	Basis
PRE-DEVELOPMENT COSTS						PRE-DEVELO	PMENT COSTS	
Property Appraisal				9,000	900		8,100	
Market Study				9,000	900		8,100	
Environmental Report(s)				10,000	1,000		9,000	
Soil Borings				5,000	500		4,500	
Boundary and Topographical Surv	ey			15,800	1,580		14,220	
Zoning/Site Plan Fees								
Other: Physical Needs Assessment				51,000			51,000	
Other: << Enter description here; pro	ovide detail &	justification in tab Part	IV-b >>					
Other: << Enter description here; pro	ovide detail &	justification in tab Part	IV-b >>					
· · · · · · · · · · · · · · · · · · ·			Subtotal	99,800	4,880	-	94,920	-
ACQUISITION						ACQU	SITION	
Land				3,300,000				3,300,000
Site Demolition				647,923				647,923
Acquisition Legal Fees (if existing	structures)			100,000		100,000		
Existing Structures				20,252,077		20,252,077		
			Subtotal	24,300,000		20,352,077		3,947,923
LAND IMPROVEMENTS						LAND IMPR	OVEMENTS	
Site Construction (On-site)		Per acre:	0					
Site Construction (Off-site)								
			Subtotal	-	-	-	-	-
STRUCTURES						STRUC	TURES	
Residential Structures - New Cons	struction			2,038,932	2,038,932			
Residential Structures - Rehab				11,992,613			11,992,613	
Accessory Structures (ie. commun								
Accessory Structures (ie. commun	ity bldg, mai	ntenance bldg, etc.)						
			Subtotal	14,031,545	2,038,932	-	11,992,613	-
CONTRACTOR SERVICES		OCA Limit	14.000%			CONTRACTO	OR SERVICES	
Builder Profit:	6.000%	841,893	6.000%	841,890	122,334		719,556	
Builder Overhead	2.000%	280,631	2.000%	280,630	40,780		239,850	
General Requirements*	6.000%	841,893	6.000%	841,890	122,334		719,556	
*See QAP: General Requirements policy	14.000%	1,964,416	Subtotal	1,964,410	285,448	-	1,678,962	-
OTHER CONSTRUCTION HARD				(O <u>THER CONSTRUC</u> T	I <u>ON HARD COSTS (</u> M	l <u>on-GC work scope</u> i	items done by Owner)
Other: << Enter description here; pro	ovide detail &	justification in tab Part	IV-b >>					
Total Construction Hard Costs	ן ר		72.053.85	per <u>Res'l</u> unit	72,053.85	per unit	81.49	per total sq ft
<u>1</u> 5,995,955.00		Average TCHC:		per <u>Res'l</u> unit SF	83.40	per unit sq ft	0	, , , [,]
CONSTRUCTION CONTINGENC	u i V		00.10	· ·····		1 1	I CONTINGENCY	
Construction Contingency			3.13%	500,000	50,000	450,000		
Construction Contingency			0.1070	000,000	50,000	400,000		

DEVELOPMENT BUDGET (wint) New Construction Basis Acquisition Basis Rehabilitation Basis Amortizable or Non-Depreciable Basis COMSTRUCTION PERIOD FINANCING Bridge Loan Incession Construction Loan Fee Construction Loan Fee Construction Incession Construction Period Real Estie Tax Image: Construction Period Period Fee State State Tax Image: Construction Period Period Estie Tax Image: Construction Period Real Estie Tax Image: Constate: Constate: Construction Period Real Estie Tax	PARTFOUR - USES OF FUNDS	5 - 2017-0 Eugewood Col	art Apartments, Allai	Ita, Denaid Courty		
CONSTRUCTION DERIOD FINANCING TOTAL COST Construction Requisition Renabilitation Non-Depreciable Basis CONSTRUCTION PERIOD FINANCING Construction Basis CONSTRUCTION PERIOD FINANCING Basis Construction Basis Construction Construction Basis Construction			New	· · ···		Amortizable or
TOTAL COST Basis Dasks Dasks Dasks Dasks Dasks Bridge Loan Free Ridge Loan Interest Genstruction Loan Fee Construction Loan Fee Construction Loan Fee Construction Den Interest Construction Period Inspection Construction Period Inspection Fees			Construction			
CONSTRUCTION PERIOD FINANCING CONSTRUCTION PERIOD FINANCING Bridge Lean Inferest		TOTAL COST		Basis	Basis	
Bridge Loan Free Image: State Last Networks Image: State Last Networks Image: State Last Networks Construction Legal Frees State Last Networks Image: State Last Networks Image: State Last Networks Construction Legal Frees State Last Networks Image: State Last Networks Image: State Last Networks Construction Networks Image: State Last Networks Image: State Last Networks Image: State Last Networks Construction Networks Image: State Last Networks Image: State Last Networks Image: State Last Networks Construction Networks Image: State Last Networks Image: State Last Networks Image: State Last Networks Payment and Performance bonds Image: State Last Networks Image: State Last Networks Image: State Last Networks PROFESSIONAL SERVICES State Last Networks Image: State Last Networks Image: State Last Networks Professional State Last Networks Image: State Last Networks Image: State Last Networks Image: State Last Networks Professional State Last Networks Image: State Last Networks Image: State Last Networks Image: State Last Networks Construction Netrains Testing Image: State Last Networks Image: State Last Networks Image: State Last Networks Image: State L	CONSTRUCTION PERIOD FINANCING		Dasis	CONSTRUCTION P	PERIOD FINANCING	D0313
Bridge Loan Interest						
Construction Loan Fee					_	
Construction Loan Interest						
Construction Legal Fees 35,000 31,500 116,120 Construction Period Inspection Fees 20,400 116,120 116,120 Construction Period Real Estate Tax 20,400 116,120 116,120 Construction Period Real Estate Tax 20,400 2,440 18,360 96,800 Payment and Performance bonds 111,972 111,197 100,775 40,350 Other: csel Information Depoil 40,350 255,143 137,150 PROFESSIONAL SERVICES Subtotal 420,642 28,349 255,143 137,150 Architectural Fee - Design 153,000 15,300 5000 13,700 46,030 Green Building Consultant Fee (LED or Earthcraft) -						
Construction Period Respection Fees 35,000 3.500 116,120 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
Construction Period Real Estate Tax 116,120 116,120 116,120 104,508 Construction Insurance 20,400 2,040 10,0775 96,800 Payment and Performance bonds 111,177 110,775 40,0350 40,0350 Other: Capital Complexity 40,350 111,197 100,775 40,0350 PROFESSIONAL SERVICES 420,642 28,349 255,133 137,150 PROFESSIONAL SERVICES 115,000 15,300 137,700 40,0350 Architectural Fee - Supervision 50,000 5,000 5,000 16,000 16,000 Green Building Consultant Fee Max: 20,000 20,000 15,000 13,500 - - - Construction Materials Testing Max: 20,000 100,000 10,000 36,000 -		35 000	3 500		31,500	
Construction Insurance 20,400 2,040 18,360 96,800 Title and Recording Fees 96,800 11,172 100,775 96,800 Other: Capital One Application Deposit 40,350 40,350 40,350 Other: Science Science 50000 28,349 255,143 137,150 PROFESSIONAL SERVICES FROFESSIONAL SERVICES PROFESSIONAL SERVICES 133,700 13,700 46,000 Creen Building Program Certification Ree (LEED or Earthcraft) 50,000 5,000 13,500 13,500 13,500 13,500 13,500 13,500 14,000<						
Title and Recording Fees 96,800 11,972 100,775 96,800 Payment and Performance bonds 111,972 100,775 40,350 Other: cstlet description here; provide detail & justification in tab Part IV-b >> 0 11,197 100,775 40,350 PROFESSIONAL SERVICES Subtotal 420,642 28,349 225,143 137,700 40,350 Architectural Fee - Design 15,000 15,000 13,700 40,350 40,350 Green Building Consultant Fee Max: 20,000 20,000 2,000 45,000 45,000 Construction Materials Testing 100,000 1,500 1,500 - - Construction Materials Testing 100,000 10,000 90,000 - - Real Building Premits 50,000 30,000 3,000 - - - Accessibility Inspections and Plan Review 15,000 10,000 90,000 -						
Payment and Performance bonds 111/972 11.1977 100.775 40.350 Other: Capital One Application Deposit 40.350 255,113 137,150 PROFESSIONAL SERVICES PROFESSIONAL SERVICES PROFESSIONAL SERVICES 90.000 137,700 137,700 Architectural Fee - Design 153,000 5,000 5,000 137,700 100.775 40.350 Green Building Program Certification Fee (LEED or Earthcraft) 150,000 5,000 135,000 135,000 Caressibility Inspections and Pan Review 150,000 1,500 135,000 100,000 Consultant Fee Max: 20,000 2,000 2,000 36,000 111,972 100,775 40,350 Caressibility Inspections and Pan Review 0,000 15,000 135,000 136,000 100,000 15,000 136,000 100,000 15,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000 1			2,010		10,000	96.800
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Other: < PROFESSIONAL SERVICES Subtotal 420,642 28,349 - 255,143 137,150 PROFESSIONAL SERVICES PROFESSIONAL SERVICES PROFESSIONAL SERVICES 137,000 137,70			,.,,,,		100/110	40.350
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Architectural Fee - Design 153,000 15,300 137,700 Architectural Fee - Supervision 50,000 5,000 45,000 45,000 Green Building Consultant Fee Max: 20,000 20,000 18,000 13,700 45,000 Green Building Consultant Fee Max: 20,000 20,000 1,500 13,500 13,500 Construction Materials Testing 40,000 10,000 90,000 36,000 Engineering 100,000 10,000 90,000 90,000 Real Estate Attorney 30,000 30,000 27,000 5,000 Accounting 30,000 30,000 30,000 27,000 5,000 Other: <		120,012	20,017	PROFESSION		107,100
Architectural Fee - Supervision 50,000 5,000 45,000 18,000 Green Building Consultant Fee Max: 20,000 20,000 2,000 18,000 18,000 Coreen Building Program Certification Fee (LEED or Earthcraft) - - - - Accessibility Inspections and Plan Review 15,000 1,500 13,500 36,000 Construction Materials Testing 40,000 40,000 90,000 36,000 Real Estate Attorney 100,000 10,000 90,000 - - Accounting 30,000 30,000 30,000 - - - As-Built Survey 50,000 - 457,200 5,000 -		153,000	15.300			
Green Building Consultant Fee Max: 20,000 20,000 2,000 18,000 - Green Building Program Certification Fee (LED or Earthcraft) -						
Green Building Program Certification Fee (LEED or Earthcraft) 15,000 1,500 Accessibility Inspections and Plan Review 40,000 1,500 Construction Materials Testing 40,000 100,000 Engineering 100,000 90,000 Real Estate Attorney 100,000 90,000 Accessibility Survey 100,000 90,000 Other: scher description here; provide detail & justification in tab Part IV-b >> 5,000 LOCAL GOVERNMENT FEES Avg per unit: 724 Building Permits 75,000 7,500 Impact Fees 41,292 41,292 Water Tap Fees waived? 0 Subtotal 106,0742 93,242 Permanent Loan Legal Fees 176,903 Permanent Loan Legal Fees 333,500 Title and Recording Fees 333,500 Bod Issuance / Underwriter's Discount 177,522 Other: 51,000 177,522						
Accessibility Inspections and Plan Review 15,000 1,500 13,500 Construction Materials Testing 40,000 4,000 36,000 Engineering 100,000 10,000 90,000 Real Estate Attorney 100,000 90,000 90,000 Accounting 30,000 3,000 3,000 90,000 As-Built Survey 5,000 10,000 90,000 5,000 Other: <		20,000			-	
Construction Materials Testing 40,000 4,000 36,000 Engineering 100,000 10,000 90,000 Real Estate Attorney 30,000 30,000 90,000 Accounting 30,000 30,000 30,000 90,000 As-Built Survey 5,000 90,000 90,000 90,000 Other: <enter &="" description="" detail="" here:="" in="" iv-b="" justification="" part="" provide="" tab="">> 50,000 50,800 - 457,200 5,000 LOCAL GOVERNMENT FEES Avg per unit: 724 5,000 - 41,292 41,292 5,000 - 5,000 - 5,000 - 67,500 - - 67,500 - <td< td=""><td></td><td>15.000</td><td>1.500</td><td></td><td>13,500</td><td></td></td<></enter>		15.000	1.500		13,500	
Engineering 100,000 10,000 9						
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Accounting 30,000 3,000 3,000 27,000 As-Built Survey 5,000 5,000 5,000 5,000 Other: <						
As-Built Survey 5,000 5,000 5,000 5,000 5,000 Other: <						
Other: <		5,000	,			5,000
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LOCAL GOVERNMENT FEES Avg per unit: 724 Building Permits 75,000 7,500 Impact Fees 41,292 41,292 Water Tap Fees waived? 0 Sewer Tap Fees 19,862 19,862 Sewer Tap Fees 160,742 93,242 - PERMANENT FINANCING FEES 5 0 - Permanent Loan Fees 176,903 333,500 333,500 Title and Recording Fees 333,500 - - Bond Issuance / Underwriter's Discount 177,522 177,522 177,522 Other: Issuer Compliance Fee 51,000 51,000 51,000		total 513,000	50,800	-	457,200	5,000
Building Permits 75,000 7,500 67,500 Impact Fees 41,292 41,292 41,292 100 Water Tap Fees waived? No 19,862 24,588 19,862 100 100 Sewer Tap Fees waived? No 160,742 93,242 - 67,500 - PERMANENT FINANCING FEES Subtotal 160,742 93,242 - 67,500 - Permanent Loan Fees Permanent Loan Legal Fees 176,903 333,500 333,500 333,500 Title and Recording Fees 177,522 177,522 177,522 177,522 177,522 Other: Issuer Compliance Fee 51,000 51,000 51,000 51,000			· · · ·	LOCAL GOVE	RNMENT FEES	
Impact Fees41,29241,29241,292Water Tap FeesNo24,58824,58819,862Sewer Tap FeesNo160,74293,242-67,500PERMANENT FINANCING FEESPermanent Loan Fees176,903333,500333,500Permanent Loan Legal Fees333,500-176,903Ditte and Recording Fees333,500-177,522Bond Issuance / Underwriter's Discount177,522177,522177,522Other:Issuer Compliance Fee51,00051,00051,000		75,000	7,500			
Sewer Tap Fees waived? No 19,862 19,862 19,862 19,862 19,862 19,862 19,862 10,742 93,242 67,500 </td <td></td> <td>41,292</td> <td>41,292</td> <td></td> <td></td> <td></td>		41,292	41,292			
Sewer Tap Fees waived? No 19,862 19,862 19,862 19,862 19,862 19,862 19,862 19,862 19,862 19,862 10,742 93,242 67,500 - PERMANENT FINANCING FEES Permanent Loan Fees 176,903 333,500 176,903 333,500 333,500 333,500 333,500 333,500 333,500 177,522 177,522 177,522 177,522 177,522 177,522 177,522 51,000	Water Tap Fees waived? No	24,588	24,588			
PERMANENT FINANCING FEES PERMANENT FINANCING FEES Permanent Loan Fees 176,903 Permanent Loan Legal Fees 333,500 Title and Recording Fees 333,500 Bond Issuance Premium		19,862	19,862			
Permanent Loan Fees176,903Permanent Loan Legal Fees333,500Title and Recording Fees333,500Bond Issuance Premium		total 160,742	93,242	-	67,500	-
Permanent Loan Legal Fees333,500Title and Recording Fees				PERMANENT F	INANCING FEES	
Title and Recording Fees Image: Construction of Issuance Premium Bond Issuance Premium Image: Construction of Issuance / Underwriter's Discount Cost of Issuance / Underwriter's Discount 177,522 Other: Issuer Compliance Fee 51,000	Permanent Loan Fees	176,903				
Title and Recording Fees Image: Construction of Issuance Premium Bond Issuance Premium Image: Construction of Issuance / Underwriter's Discount Cost of Issuance / Underwriter's Discount 177,522 Other: Issuer Compliance Fee 51,000	Permanent Loan Legal Fees	333,500				333,500
Bond Issuance Premium Image: Cost of Issuance / Underwriter's Discount 177,522 Other: Issuer Compliance Fee 51,000						
Other: Issuer Compliance Fee 51,000						
Other: Issuer Compliance Fee 51,000	Cost of Issuance / Underwriter's Discount	177,522				177,522
Subtotal 738 925	Other: Issuer Compliance Fee					
Subiolal 100,720	Sub	total 738,925				738,925

I.	DEVELOPMENT BUDGET (cont'd)		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
	DCA-RELATED COSTS				DCA-RELAT	ED COSTS	
	DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
	Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
	DCA Waiver and Pre-approval Fees		4,000				4,000
	LIHTC Allocation Processing Fee	120,720	120,720				120,720
	LIHTC Compliance Monitoring Fee	177,600	177,600				177,600
	DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
	DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
	Other: <pre><< Enter description here; provide detail & justification in tab Part IV</pre>						
	Other: <pre><< Enter description here; provide detail & justification in tab Part IV</pre>						
		Subtotal	311,820				311,820
	EQUITY COSTS				EQUITY	COSTS	
	Partnership Organization Fees						
	Tax Credit Legal Opinion						
	Syndicator Legal Fees						
	Other: <pre><c &="" description="" detail="" enter="" here;="" in="" iv<="" justification="" part="" pre="" provide="" tab=""></c></pre>						
		Subtotal	-				-
	DEVELOPER'S FEE			(2,500)	DEVELOP		
	Developer's Overhead	25.000%	625,000	62,500		562,500	
	Consultant's Fee Guarantor Fees	0.000% 0.000%					
		0.000% 75.000%	1,875,000	187,500		1,687,500	
		Subtotal	2,500,000	250,000		2,250,000	
	START-UP AND RESERVES	Subiolai	2,500,000	230,000	START-UP AN		
	Marketing		63,908		START-UP AN	DREJERVEJ	63,908
	Rent-Up Reserves	360,384	360,400				360,400
	Operating Deficit Reserve:	1,350,792	1,351,000				1,351,000
	Replacement Reserve	1,000,772	61,200				61,200
	Furniture, Fixtures and Equipment Proposed Avg Per Unit:	1,577	350,000	350,000			01,200
	Other: << Enter description here; provide detail & justification in tab Part IV		000,000	000,000			
		Subtotal	2,186,508	350,000	-	_	1,836,508
	OTHER COSTS	e di stotul	_/		OTHER	COSTS	.,
	Relocation	[510,000				510,000
	Other: << Enter description here; provide detail & justification in tab Part IV	/-b >>					,
		Subtotal	510,000	-	-	-	510,000
	<u>T</u> OTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC)		48,237,392	3,151,651	20,802,077	16,796,338	7,487,326
	Average TDC Per: Unit: 217,285.55 S	quare Foot:	245.73				
II.	TAX CREDIT CALCULATION - BASIS METHOD			New	4% Acquisition	Rehabilitation	
				Construction	Dacio	Pacie	

16,796,338

0

16,796,338

130.00%

21,835,239

100.00%

21,835,239

3.23%

705,278

PART FOUR - USES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

Subtractions From Eligible Basis	Basis	Dasis	Dasis	ļ
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 comments="" description="" detailed="" here;="" if="" needed="" section="" use=""></enter>				'n
Total Subtractions From Basis:	0		0	ł

Eligible Basis Calculation

Total Basis

Less Total Subtractions From Basis (see above)

Total Eligible Basis

Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Adjusted Eligible Basis Type: DDA/QCT

3,151,651

0

3,151,651

130.00%

4.097.147

100.00%

4,097,147

3.23%

132,338

1,509,000

Multiply Adjusted Eligible Basis by Applicable Fraction

Qualified Basis

Multiply Qualified Basis by Applicable Credit Percentage

Maximum Tax Credit Amount

Total Basis Method Tax Credit Calculation

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

<u>Total Development Cost (TDC, PCL, or TDC less Foundation Funding: explain in Comments if TDC > PCL)</u> Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution) Total Gap Method Tax Credit Calculation

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

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

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

24,650,392 Funding Amount 0 Hist Desig / 10 //10<	49,616,254 48,237,392 23,587,000	from foundation or ch	CL, provide amount of funding aritable organization to cover kceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):
2,465,039 Federal State 1.6200 = 0.9000 + 0.7200	24,650,392	Funding Amount	0	Hist Desig
1.6200 = 0.9000 + 0.7200	/ 10	-		
	2,465,039	Federa	al State	_
1,521,629	1.6200	= 0.9000) + 0.7200	
	1,521,629]		-
1,509,523	1,509,523]		

20,802,077

20,802,077

20.802.077

100.00%

20,802,077

3.23%

671,907

1,509,523

V. APPLICANT COMMENTS AND CLARIFICATIONS	VI.	DCA COMMENTS - DCA USE ONLY
* construction numbers were obtained from the rehab work of scope DCA form and also from SOV for new construction		
* Capital One Construction Monitoring Fee in the amount of \$19,200 is included under Construction Period Inspection Fees		
* Permanent Loan Legal Fees includes: \$85,000 Capital One legal fee, \$50,000 bond counsel, \$3,500 Trustee Counsel, \$145,000		
Issuer Counsel, \$50,000 underwriter counsel * Good Faith Deposit from Capital One commitment will be refunded at closing therefore it is not shown in the budget		
* Purchase Price of land and buildings totals \$24,000,000. This includes the demolition of one existing building, the cost allocated		
to the demolition of this building is \$447,923. There is an additional \$200,000 for other demolition that is not part of the purchase		
price.		

PART FOUR (b) - OTHER COSTS - 2017-0 - Edgewood Court Apartments - Atlanta - DeKalb, 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	Description/Nature of Cost	Basis Justification
Section's Other Line Item	-	

Section's Other Line Item

PRE-DEVELOPMENT COSTS This is a rehab therefore a Physical Needs Assessment is required based on proposal to prepare PNA and updates Physical Needs Assessment Total Cost 51.000 Total Basis 51,000 << Enter description here; provide detail & justification in tab Part IV-b>> Total Cost Total Basis << Enter description here; provide detail & justification in tab Part IV-b >> Total Cost Total Basis --

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
OTHER CONSTRUCTION HARD COSTS		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost Total Basis		
CONSTRUCTION PERIOD FINANCING		
Capital One Application Deposit <i>Total Cost</i> 40,350 <i>Total Basis</i> - << Enter description here; provide detail & justification in tab Part IV-b >>	Third party reports non-refundable fee required by Capital One	Capital One Commitment letter
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		
Issuer Compliance Fee	Compliance Fee paid to URFA	
Total Cost 51,000		
DCA-RELATED COSTS		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost		
EQUITY COSTS		1
<< 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
START-UP AND RESERVES		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost -		
OTHER COSTS		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost - Total Basis -		

PART FIVE - UTILITY ALLOWANCES - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb 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"

		Date of Utili	ity Allowances	July 1, 2016		Structure	2-Story Walk	aux
			check one)	y ,	aid Utility	Allowances by		
Utility	Fuel	Tenant	Owner	Efficiency	1	2	3	4 Janine,
Heat	Electric Heat Pump	X			7	9	11	13
Cooking	Electric	Х			9	11	14	16
Hot Water	Electric	Х			18	25	32	40
Air Conditioning	Electric	Х			9	16	22	28
Range/Microwave	Electric							
Refrigerator	Electric							
Other Electric	Electric	Х			39	48	57	66
Water & Sewer	Submetered*? Yes		X					
Refuse Collection			X					
Total Utility Allowa	nce by Unit Size			0	82	109	136	163
-	ICE SCHEDULE #2	Date of Utili	Itility Allowances ity Allowances check one)			Structure		
UTILITY ALLOWAN	ICE SCHEDULE #2	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN	ICE SCHEDULE #2	Date of Utili	ity Allowances			Structure		
UTILITY ALLOWAN Utility Heat	ICE SCHEDULE #2 Fuel <-Select Fuel >>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking	ICE SCHEDULE #2 Fuel <-Select Fuel >> <-Select Fuel >>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water	ICE SCHEDULE #2 Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">></select></select></select></select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning	ICE SCHEDULE #2 Fuel <select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> <electric< td=""><td>Date of Utili Paid By (c</td><td>ity Allowances check one)</td><td>Tenant-Pa</td><td></td><td>Structure</td><td>y Unit Size (‡</td><td># Bdrms)</td></electric<></select></select></select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave	ICE SCHEDULE #2 Fuel <select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> <electric electric="" electric<="" td=""><td>Date of Utili Paid By (c</td><td>ity Allowances check one)</td><td>Tenant-Pa</td><td></td><td>Structure</td><td>y Unit Size (‡</td><td># Bdrms)</td></electric></select></select></select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	ICE SCHEDULE #2 Fuel <select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Electric</select></select></select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric	ICE SCHEDULE #2 Fuel Select Fuel >> < <select fuel="">> <<select fuel="">> Electric Electric Electric Electric Electric Electric</select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)
UTILITY ALLOWAN Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	ICE SCHEDULE #2 Fuel <select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Electric</select></select></select></select>	Date of Utili Paid By (c	ity Allowances check one)	Tenant-Pa		Structure	y Unit Size (‡	# Bdrms)

DCA COMMENTS

2017 Funding Application

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

	IE projects - Fixed or Floating 100% of units HUD PBRA?						Pro-posed	Utility Allowance	PBRA Provider or			MSA/NonMS Atlanta-Sand	AMI 67,500	Certified Historic/
					Gross	•	(UA Sched 1 UA, so							Deeme
Rent	Nbr of	No. of	Unit	Unit	Rent	Gross	over-write if UA	Subsidy ***		Net Rent	Employee	Building	Type of	Historio
Туре	Bdrms	Baths	Count	Area	Limit	Rent	Sched 2 used)	(See note below)	Per Unit	Total	Unit	Design Type	Activity	(See QA
60% AMI	1	1.0	24	594	759	1,157	82	HUD	1,075	25,800	No	2-Story Walkup	Acquisition/Rehab	No
60% AMI	1	1.0	12	650	759	759	82		677	8,124	No	2-Story Walkup	New Construction	No
60% AMI	2	1.0	64	690	912	1,309	109	HUD	1,200	76,800	No	2-Story Walkup	Acquisition/Rehab	No
60% AMI	2	1.0	6	850	912	912	109		803	4,818	No	2-Story Walkup	New Construction	No
60% AMI	3	1.5	80	966	1,053	1,511	136	HUD	1,375	110,000	No	2-Story Walkup	Acquisition/Rehab	No
60% AMI	3	1.5	4	1,050	1,053	1,511	136	HUD	1,375	5,500	No	2-Story Walkup	New Construction	No
60% AMI	4	2.0	32	1,219	1,174	1,688	163	HUD	1,525	48,800	No	2-Story Walkup	Acquisition/Rehab	No
<select>></select>							0		0	0				
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							0		0	0				
<select>></select>		TOTAL	222	191,804			U	MONT	U HLY TOTAL	279,842				
		IUTAL	222	191,804				IVIONI		279,842				

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

II. UNIT SUMMARY Units: Efficiency 1BR 2BR 3BR 4BR Total Low-Income 60% AMI Includes inc-restr mgr NOTE TO 50% AMI units) Total **APPLICANTS:** Unrestricted If the **Total Residential** numbers **Common Space** 0 (no rent charged) compiled in Total this Summary do not appear PBRA-Assisted 60% AMI (included in LI above) 50% AMI to match Total what was entered in the PHA Operating Subsidy-60% AMI Assisted 50% AMI **Rent Chart** above, please (included in LI above) Total verify that all New Construction Low Inc Type of applicable Unrestricted Construction columns Total + CS Activity Acq/Rehab Low Inc were Unrestricted completed in Total + CS the rows Substantial Rehab Low Inc used in the Only Unrestricted **Rent Chart** Total + CS above. Adaptive Reuse Historic Adaptive Reuse Historic Building Type: Multifamily 1-Story (for Utility Historic Allowance and 2-Story other purposes) Historic 2-Story Wlkp Historic 3+-Story Historic SF Detached Historic Townhome Historic Duplex Historic Manufactured home Historic

2017 Funding Application

	Building Type:	Detached / SemiDe	tached			0	0	0	0	0	0	
	(for Cost Limit	Devillence		Historic		0	0	0	0	0	0	
	purposes)	Row House		Historic		0 0	0 0	0 0	0 0	0 0	0 0	
		Walkup		THSIONC		0	36	70	84	32	222	
		Walkup		Historic		ů 0	0	0	0	0	0	
		Elevator				0	0	0	0	0	0	
				Historic		0	0	0	0	0	0	
Unit Squar	re Footage:											
	Low Income			60% AMI		0	22,056	49,260	81,480	39,008	191,804	
				50% AMI Total		0	0 22,056	0 49,260	0 81,480	0 39,008	0 191,804	
	Unrestricted			TOTAL		0	22,030	49,200	01,400	0	0	
	Total Residentia	al				0	22,056	49,260	81,480	39,008	191,804	
	Common Space					0	0	0	0	0	0	
	Total					0	22,056	49,260	81,480	39,008	191,804	
III. ANCILLAR	RY AND OTHER I	NCOME (annual ar	nounts)									
Ancillary Inc					67,162		Laundry, ven	ding, app fees,	etc. Actual pc	t of PGI:	2.00%	
	ne (OI) by Year:											
Included in			1	2	3	4	5	6	7	8	9	10
Operating Souther:	ubsidy											
Other.	Total OI in Mgt Fe	ie.	-	-	-	_	-	-	-	-	-	-
	ed in Mgt Fee:	-										
	x Abatement											
Other:		1 et 5 e e						-		-		
Included in	Total OI NOT in M	igt Fee	 11	- 12	- 13	- 14	- 15	- 16	- 17	- 18	- 19	- 20
Operating S			· · ·	12	15	14	15	10	17	10	19	20
Other:	absidy											
	Total OI in Mgt Fe	e	-	-	-	-	-	-	-	-	-	-
	ed in Mgt Fee:											
Property Iax Other:	x Abatement											
Other.	Total OI NOT in M	lat Fee	-	-	_	-	-	-	-	-	-	-
Included in		.g	21	22	23	24	25	26	27	28	29	30
Operating S	ubsidy											
Other:												
NOT Include	Total OI in Mgt Fe ed in Mgt Fee:	e	-	-	-	-	-	-	-	-	-	-
	x Abatement											
Other:												
	Total OI NOT in M	lgt Fee	-	-	-	-	-	-	-	-	-	-
Included in			31	32	33	34	35					
Operating S	ubsidy											
Other:	Total OI in Mgt Fe	0	_	-	_							
NOT Include	ed in Mgt Fee:	50	-	-	-	-	-	l				
	x Abatement											
Other:												
Oulor.	Total OI NOT in M		-	-	-	-						

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs	
Management Salaries & Benefits	100,000
Maintenance Salaries & Benefits	75,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	175,000
On-Site Office Costs	
Office Supplies & Postage	8,000
Telephone	10,000
Travel	2,000
Leased Furniture / Equipment	10,000
Activities Supplies / Overhead Cost	15,000
Other (describe here)	
Subtotal	45,000
Maintenance Expenses	
Contracted Repairs	65,000
General Repairs	65,000
Grounds Maintenance	75,000
Extermination	25,000
Maintenance Supplies	25,000
Elevator Maintenance	
Redecorating	40,000
Other (describe here)	
Subtotal	295,000

2017 Funding Application

Subtotal

Subtotal

(Avg\$/mth/unit)

28

0

32

Subtotal

0

12,000

12,000

10,000

34,000

75,000

85,672 75,000

235,672

On-Site Security Contracted Guard Electronic Alarm System

Professional Services

Legal

Accounting Advertising

Utilities Electricity

Natural Gas

Water&Swr

Trash Collection Other (describe here)

Other (describe here)

Real Estate T	axes (Gross)*	480,3
Insurance**		49,13
Other (describe h	nere)	
Subtota	al	529,44
Management	Fee:	127,42
617.17	Average per unit per yea	ar
51.43	Average per unit per mo	onth
(Mgt Fee - see P	ro Forma, Sect 1, Operating	g Assumptions)
TOTAL OPER	RATING EXPENSES	1,441,5
Average per unit	6,493.41	
Average per unit	6,493.41 Total OE Required	999,0
0,1	-,	
Replacement	Total OE Required	75,5
Replacement Proposed average	Total OE Required	75,5
Replacement Proposed average	Total OE Required t Reserve (RR) ga RR/unit amount:	75,50 3 <u>Calculation</u>
Replacement Proposed average <u>Minimum F</u>	Total OE Required t Reserve (RR) ga RR/unit amount: Replacement Reserve	75,50 3 <u>Calculation</u>
Replacement Proposed averag <u>Minimum F</u> <u>Unit Type</u>	Total OE Required t Reserve (RR) ga RR/unit amount: Replacement Reserve	999,00 75,50 3 <u>Calculation</u> Total by Type 70,000
Replacement Proposed average <u>Minimum F</u> <u>Unit Type</u> Multifamily	Total OE Required t Reserve (RR) ga RR/unit amount: Replacement Reserve Units x RR Min	75,50 3 <u>Calculation</u> Total by Type
Replacement Proposed average <u>Minimum F</u> <u>Unit Type</u> Multifamily Rehab	Total OE Required t Reserve (RR) ga RR/unit amount: Replacement Reserve Units x RR Min 200 units x \$350 =	75,50 3 <u>Calculation</u> <u>Total by Type</u> 70,000
Replacement Proposed average <u>Minimum F</u> <u>Unit Type</u> Multifamily Rehab New Constr	Total OE Required t Reserve (RR) ga RR/unit amount: Replacement Reserve Units x RR Min 200 units x \$350 = 22 units x \$250 =	75,50 3 <u>Calculation</u> <u>Total by Type</u> 70,000 5,500

V. APPLICANT COMMENTS AND CLARIFICATIONS	VI.	DCA COMMENTS	.,,
* Detailed calculations for taxes and insurance are included in Tab 1 Feasibility * Taxes are calculated using the NOI/6% county tax rate * 40% assessment adjustment * millage rate			

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County I. OPERATING ASSUMPTIONS Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. **Revenue Growth** 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% charged by all lenders/investors) Expense Growth 3.00% 3.00% **Reserves Growth** Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 4.00% Vacancy & Collection Loss 7.00% Expense Growth Rate (3.00%) --> If Yes, indicate Yr 1 Mgt Fee Amt: Ancillary Income Limit 2.00% Percent of Effective Gross Income Yes --> If Yes, indicate actual percentage: 4.000% II. OPERATING PRO FORMA 2 3 5 7 8 9 Year 6 10 1 4 3,358,104 3,493,771 3,563,647 3,707,618 3,781,771 3,857,406 4,013,245 Revenues 3,425,266 3,634,920 3,934,554 Ancillary Income 67,162 68,505 69,875 71,273 72,698 74,152 75,635 77,148 78,691 80,265 Vacancv (239.769)(244.564)(249, 455)(254.444)(259.533)(264, 724)(270,018)(275.419)(280, 927)(286, 546)Other Income (OI) ----OI Not Subject to Mgt Fee Expenses less Mat Fee (1,314,117)(1,353,541)(1,394,147)(1, 435, 971)(1,479,050)(1,523,422)(1,569,124)(1.616.198)(1,664,684)(1,714,625)(129,968) Property Mgmt (127, 420)(132, 568)(135, 219)(137, 923)(140, 682)(143, 496)(146, 365)(149, 293)(152, 279)Reserves (75, 500)(77, 765)(80,098)(82, 501)(84, 976)(87, 525)(90, 151)(92, 855)(95, 641)(98, 510)NOI 1,668,460 1,687,934 1,707,379 1,726,784 1,746,136 1,765,418 1,784,616 1,803,717 1,822,700 1,841,550 Mortgage A (1,260,047)(1.260,047)(1,260,047)(1,260,047)(1.260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)Mortgage B ---------Mortgage C ----------D/S Other Source.not DDF ----------DCA HOME Cash Resrv. Asset Mgmt ----------524,569 Cash Flow 408,413 427,887 447,331 466,737 486,088 505,370 543,669 562,652 581,503 DCR Mortgage A 1.32 1.34 1.36 1.37 1.39 1.40 1.42 1.43 1.45 1.46 DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR 1.37 1.32 1.34 1.36 1.39 1.40 1.42 1.43 1.45 1.46 Oper Exp Coverage Ratio 2.10 2.08 2.04 2.03 1.99 1.94 2.06 2.01 1.97 1.95 Mortgage A Balance 23,274,116 22,948,355 22,609,186 22,256,059 21,888,398 21,505,606 21.107.059 20,692,109 20,260,081 19,810,273 Mortgage B Balance Mortgage C Balance Other Source Balance

	PART SEV	EN - OPERAT	ING PRO FOR	MA - 2017-0 I	Edgewood Co	urt Apartment	s, Atlanta, Del	Kalb County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for you	ur use and contain r	eferences/formulas t	hat may be overwrit	ten if needed.
Revenue Growth	2.00%		Asset Management Fee Amount (include total Yr 1 Asset Mgt						ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lend	ers/investors)	· ·			•	U U	
Reserves Growth	3.00%		Property Mgt F	ee Growth Rat	e (choose one)):	Yr 1 Prop N	/Igt Fee Percen	tage of EGI:	4.00%
Vacancy & Collection Loss	7.00%		Expense Gr	owth Rate (3.0	0%)		> If Yes, indi	cate Yr 1 Mgt F	ee Amt:	
Ancillary Income Limit	2.00%		Percent of E	Effective Gross	Income	Yes	> If Yes, indi	cate actual per	centage:	4.000%
II. OPERATING PRO FOR	II. OPERATING PRO FORMA									
Year	11	12	13	14	15	16	17	18	19	20
Revenues	4,093,510	4,175,380	4,258,888	4,344,066	4,430,947	4,519,566	4,609,957	4,702,156	4,796,199	4,892,123
Ancillary Income	81,870	83,508	85,178	86,881	88,619	90,391	92,199	94,043	95,924	97,842
Vacancy	(292,277)	(298,122)	(304,085)	(310,166)	(316,370)	(322,697)	(329,151)	(335,734)	(342,449)	(349,298)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,766,063)	(1,819,045)	(1,873,617)	(1,929,825)	(1,987,720)	(2,047,351)	(2,108,772)	(2,172,035)	(2,237,196)	(2,304,312)
Property Mgmt	(155,324)	(158,431)	(161,599)	(164,831)	(168,128)	(171,490)	(174,920)	(178,419)	(181,987)	(185,627)
Reserves	(101,466)	(104,510)	(107,645)	(110,874)	(114,201)	(117,627)	(121,155)	(124,790)	(128,534)	(132,390)
NOI	1,860,251	1,878,780	1,897,120	1,915,250	1,933,148	1,950,792	1,968,158	1,985,221	2,001,958	2,018,339
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	600,203	618,732	637,073	655,203	673,100	690,745	708,111	725,174	741,910	758,292
DCR Mortgage A	1.48	1.49	1.51	1.52	1.53	1.55	1.56	1.58	1.59	1.60
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.49	1.51	1.52	1.53	1.55	1.56	1.58	1.59	1.60
Oper Exp Coverage Ratio	1.92	1.90	1.89	1.87	1.85	1.83	1.82	1.80	1.79	1.77
Mortgage A Balance	19,341,952	18,854,357	18,346,694	17,818,137	17,267,826	16,694,867	16,098,327	15,477,235	14,830,581	14,157,314
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County I. OPERATING ASSUMPTIONS Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. **Revenue Growth** 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% charged by all lenders/investors) Expense Growth 3.00% 3.00% **Reserves Growth** Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 4.00% Vacancy & Collection Loss 7.00% Expense Growth Rate (3.00%) --> If Yes, indicate Yr 1 Mgt Fee Amt: Ancillary Income Limit 2.00% Percent of Effective Gross Income Yes --> If Yes, indicate actual percentage: 4.000% II. OPERATING PRO FORMA 22 23 24 26 27 28 29 Year 21 25 30 4,989,966 5,191,561 5,731,902 5,963,471 Revenues 5,089,765 5,295,392 5,401,300 5,509,326 5,619,512 5,846,540 108.026 Ancillary Income 99.799 101,795 103,831 105,908 110,187 112,390 114,638 116,931 119,269 Vacancv (356.284)(363.409)(370, 677)(378,091)(385.653)(393, 366)(401, 233)(409.258)(417, 443)(425, 792)Other Income (OI) ------OI Not Subject to Mgt Fee Expenses less Mat Fee (2,373,441)(2,517,984)(2,593,524)(2,671,329)(2,751,469)(2,834,013)(2,919,034)(3.006.605)(3,096,803)(2,444,645)(200, 928)(209,046)Property Mgmt (189, 339)(193, 126)(196, 989)(204.947)(213, 227)(217, 491)(221.841)(226, 278)Reserves (136, 361)(140, 452)(144, 666)(149,006)(153, 476)(158,080)(162, 823)(167,707)(172, 739)(177, 921)NOI 2,065,075 2,034,340 2,049,928 2,079,751 2,093,921 2,107,551 2,120,606 2,133,051 2,144,844 2,155,947 Mortgage A (1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)(1,260,047)Mortgage B _ _ ------Mortgage C ----------D/S Other Source.not DDF ----------DCA HOME Cash Resrv. Asset Mgmt ----------860,559 884,797 Cash Flow 774,292 789,881 805,028 819,704 833,873 847,503 873,003 895,900 DCR Mortgage A 1.61 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR 1.61 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 Oper Exp Coverage Ratio 1.62 1.75 1.74 1.72 1.71 1.69 1.68 1.66 1.65 1.63 10,351,810 9,494,212 Mortgage A Balance 13,456,336 12,726,510 11,966,645 11,175,508 8,601,317 7.671.675 6,703,771 5,696,032 Mortgage B Balance Mortgage C Balance Other Source Balance

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb 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%

Plea	se Note: Green-shaded cells	are unlocked for you	ur use and contain references/formulas that may be overwri	tten if needed.
	et Management Fee Amount (include total ed by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Prop	erty Mgt Fee Growth Rate (choose one	e):	Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
E	xpense Growth Rate (3.00%)		> If Yes, indicate Yr 1 Mgt Fee Amt:	
Р	ercent of Effective Gross Income	Yes	> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	6,082,741	6,204,395	6,328,483	6,455,053	6,584,154
Ancillary Income	121,655	124,088	126,570	129,101	131,683
Vacancy	(434,308)	(442,994)	(451,854)	(460,891)	(470,109)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(3,189,707)	(3,285,398)	(3,383,960)	(3,485,479)	(3,590,043)
Property Mgmt	(230,804)	(235,420)	(240,128)	(244,931)	(249,829)
Reserves	(183,258)	(188,756)	(194,419)	(200,251)	(206,259)
NOI	2,166,319	2,175,915	2,184,692	2,192,602	2,199,597
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	906,271	915,868	924,645	932,555	939,550
DCR Mortgage A	1.72	1.73	1.73	1.74	1.75
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.72	1.73	1.73	1.74	1.75
Oper Exp Coverage Ratio	1.60	1.59	1.57	1.56	1.54
Mortgage A Balance	4,646,818	3,554,422	2,417,066	1,232,901	(0)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County I. OPERATING ASSUMPTIONS Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. **Revenue Growth** 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% 3.00% charged by all lenders/investors) Expense Growth **Reserves Growth** 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 4.00% Vacancy & Collection Loss 7.00% Expense Growth Rate (3.00%) --> If Yes, indicate Yr 1 Mgt Fee Amt: Ancillary Income Limit 2.00% Percent of Effective Gross Income Yes --> If Yes, indicate actual percentage: 4.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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.

Applicant Response DCA USE

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Project is feasible, viable and in conformance with the Plan. We have indicated all the sources of funds we intend to apply for. Our costs meet the allowable cost limits. We have provided letters from USBancorp showing equity pricing at \$0.90 for Federal credits and \$0.72 for State, this pricing seems to be reasonable and in line with the current market. Operating costs for the project meet DCA threshold requirements and are reasonable for a project of this size. Our DCR meets the minimum DCA requirement of 1.20 for the period of affordability. Rents - 204 units are subject to HUD PBRA and the other 18 units meet LIHTC requirements and are supported by the market study.showing equity pricing at \$0.90 for Federal credits and \$0.72 for State, this pricing seems to be reasonable for a project of this pricing seems to be reasonable for a project of the period of affordability. Rents - 204 units are subject to HUD PBRA and the other 18 units meet LIHTC requirements and are supported by the market study.showing equity pricing at \$0.90 for Federal credits and \$0.72 for State, this pricing seems to be reasonable and in line with the current market. Operating costs for the project meet DCA threshold requirements and are reasonable for a project of this size. Our DCR meets the minimum DCA requirement of 1.20 for the period of affordability. Rents meet LIHTC requirements and are supported by the market study.

DCA's Comments:

2017 Funding Application

Applicant Response DCA USE

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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.

Pass?

2 000						_							
<u>NOTE:</u> Unit cou	unts are linked to Rent Cha	rt in Part VI Reven	ues &	New Construction and			Historic	Rehab or Tran	sit-Oriented	I Devlpmt			
Expenses Tab.	Cost Limit Per Unit totals	by unit type are au	to-calculated.	Acquisition/Rehabilitation			qualifying	g for Historic Pre	servation or	TOD pt(s)	Is this	Criterion met?	
	Unit Type	Nb	or Units	Unit Cost Limit tota	al by Unit Type	Ī	Nbr Units	Unit Co	ost Limit tota	I by Unit Type		_	
Detached/Se	Efficiency	0	0	139.407 x 0 units =	0		0	153.347 x	0 units =	0		MCA for (Cost Limit
mi-Detached			0	182,430 x 0 units =	0		0	200,673 x	0 units =	0			
	2 BR		0	221.255 x 0 units =	0		0	243,380 x		0		purpo	oses:
	3 BR		0	270,488 x 0 units =	0		0	297,536 x		0			
	4 BR		0	318,270 x 0 units =	0		0	350,097 x		0		Atla	anta
	Subotal		0	0.10,210.110.000	0		0	000,000		0		Tot Develop	ment Costs:
Row House	Efficiency		0	130,931 x 0 units =	0		0	144,024 x	0 units =	0			
	1 BR		0	171,658 x 0 units =	0		0	188,823 x	0 units =	0		40,23	7,392
	2 BR		0	208,792 x 0 units =	0		0	229,671 x	0 units =	0		Cost Waive	er Amount:
	3 BR		0	256,678 x 0 units =	0		0	282,345 x	0 units =	0			
	4 BR		0	304,763 x 0 units =	0		0	335,239 x		0			
	Subotal		0		0		0		-	0		Historic Pres	servation Pts
Walkup	Efficiency		0	108,868 x 0 units =	0		0	119,754 x	0 units =	0		(0
	1 BR		36	150,379 x 36 units =	5,413,644		0	165,416 x	0 units =	0	C	ommunity T	ransp Opt Pts
	2 BR		70	190,725 x 70 units =	13,350,750		0	209,797 x	0 units =	0			0
	3 BR		84	249,057 x 84 units =	20,920,788		0	273,962 x	0 units =	0			
	4 BR		32	310,346 x 32 units =	9,931,072		0	341,380 x		0		Drojoc	t Cost
	Subotal		222	,	49,616,254		0		-	0		-	
Elevator	Efficiency		0	112,784 x 0 units =	0		0	124,062 x	0 units =	0		Limit	(PCL)
	1 BR		0	157,897 x 0 units =	0		0	173,686 x	0 units =	0		10 61	6,254
	2 BR		0	203,010 x 0 units =	0		0	223,311 x	0 units =	0		49,01	0,254
	3 BR		0	270,681 x 0 units =	0		0	297,749 x	0 units =	0	N	ote: if a PUCL	Waiver has been
	4 BR	4	0	338,351 x 0 units =	0		0	372,186 x	0 units =	0	2	pproved by D(CA, that amount
	Subotal		0		0		0		_	0	,	would supercer	de the amounts
Total Per	Construction Type)	222		49,616,254		0			0		shown	at left.
Thres	hold Justification p	er Applicant					DCA's Comi	ments:					
Costs are	below allowable co	st limits											
3 TEN	ANCY CHARA	CTERISTIC	CS	This project is designated	as:		Family				Pass?		
	hold Justification p						DCA's Comi	ments:					
We have e	elected Family as te	enancy chara	cteristics										
4 REQ	UIRED SERVI	CES									Pass?		
A . Ai	oplicant certifies the	at they will de	signate the	specific services and mee	t the additiona	l policies relate	d to service	s. De	oes Applica	nt agree?		Agree	
				n at least 2 categories belo							low for Senio		
				erseen by project mgr	Specify:					and arts & crafts			
2) O	n-site enrichment c	lasses			Specify:								
3) O	n-site health classe	es			Specify:	health screen	ings, nutrit	tion and health	y eating clas	sses, and commu	unity garden	classes	
4) O	ther services appro	ved by DCA			Specify:								
				congregate supportive hous									
			/, continuur	n of care or service provide	er for which MC		C.						
	hold Justification p						DCA's Com	ments:					
We are co	mmitted to provide	the services	above										

Georgia Department of Community Affairs	2017 Funding Application	Housing	g Finance and Develop	nent Division
PART EIGHT - THRESHOLD CRITE	RIA - 2017-0 Edgewood Court Apartme	ents, Atlanta, DeKalb C	County	
			Applicant Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use O	nlv) <u>Disclaimer:</u> DCA Threshold and Scoring section revi	ews pertain only to the corresponding func ture funding round scoring decisions.	ding round and have	
5 MARKET FEASIBILITY		ature runding round scoring decisions.	Pass?	
A. Provide the name of the market study analyst used by applicant:	Ą	Novogradac & Company		
B. Project absorption period to reach stabilized occupancy	E			
C. Overall Market Occupancy Rate	C			
D. Overall capture rate for tax credit units	C	• • • • • • • • • • • • • • • • • • • •		
E. List DCA tax credit projects in close proximity to properties funded in 20'				
Project Nbr Project Name	Project Nbr Project Name		Project Name	
		C		
F. Does the unit mix/rents and amenities included in the application match	those provided in the market study?		F.	
Threshold Justification per Applicant				
This project is a rehab, most residents will be temporarily relocated within the pro		is a commitment to renew for	r an additional 20 years. Only	18 units will
not have PBRA subsidy and the market study presents a very strong demand for	these units and supports the proposed rents.			
DCA's Comments:				
6 APPRAISALS			Pass?	
A. Is there is an identity of interest between the buyer and seller of the proje	act?		A. No	
B. Is an appraisal included in this application submission?			B. Yes	
If an appraisal is included, indicate Appraiser's Name and answer the	e following questions: Appraiser's Name	Novogradac & Company L	LC	
1) Does it provide a land value?			1) Yes	
2) Does it provide a value for the improvements?			2) Yes	
3) Does the appraisal conform to USPAP standards?			3) Yes	
4) For LIHTC projects involving DCA HOME funds, does the total hard of value of the property?	cost of the project exceed 90% of the as completed u	inencumbered appraised	4)	
C. If an identity of interest exists between the buyer and seller, did the selle	r purchase this property within the past three (3) yea	rs?	C.	
D. Has the property been:			D.	
1) Rezoned?			1) No	
2) Subdivided?			2) No	
3) Modified?			3) No	
Threshold Justification per Applicant		and a diamateria		
An appraisal that meets DCA standards has been included in Tab 6 of the application	ation. There is not identity of interest between buyer	and seller of property and ther	re are no HOME funds	
DCA's Comments:				

Georgia Department of Community Affairs	2017 Funding Application		Housing Finance and	d Developme	ent Divisior
PART EIGHT - THRESHOLD CRIT	ERIA - 2017-0 Edgewood Cou	urt Apartments, Atlanta, I	DeKalb County		
			Applicant	Response I	
	Disclaimer: DCA Threshold and	Scoring section reviews pertain only to the cor			
FINAL THRESHOLD DETERMINATION (DCA Use (t on subsequent or future funding round scoring			
7 ENVIRONMENTAL REQUIREMENTS			Pass?		
A. Name of Company that prepared the Phase I Assessment in accordan	ce with ASTM 1527-13	A. EBI Consulting			
B. Is a Phase II Environmental Report included?	30 WIT AOTW 1327-13.		В.	No	
C. Was a Noise Assessment performed?			C.	No	
1) If "Yes", name of company that prepared the noise assessment?		1)			
2) If "Yes", provide the maximum noise level on site in decibels over	the 10 year projection:		2)		
3) If "Yes", what are the contributing factors in decreasing order of ma	agnitude?				
D. Is the subject property located in a:			D.		
1) Brownfield?			1)	No	
2) 100 year flood plain / floodway?			2)	Yes	
If "Yes": a) Percentage of site that is within a flood			a)	2.550%	
b) Will any development occur in the flood	•		b)	No	
c) Is documentation provided as per Three 3) Wetlands?	shold chiena?		c) 3)	Yes No	
If "Yes": a) Enter the percentage of the site that is a	a wetlands:		3) a)		
b) Will any development occur in the wetla			a) b)	F	
c) Is documentation provided as per Three			c)		
4) State Waters/Streams/Buffers and Setbacks area?			4)	No	
E. Has the Environmental Professional identified any of the following on the	ne subject property:		,		
1) Lead-based paint? No 5	5) Endangered species?	No	9) Mold?	No	
2) Noise? No 6	b) Historic designation?	No	10) PCB's?	No	
,	7) Vapor intrusion?	No	11) Radon?	No	
	B) Asbestos-containing materials?	No			
12) Other (e.g., Native American burial grounds, etc.) - describe in box	below:				
F. Is all additional environmental documentation required for a HOME app			1)		
 Eight-Step Process for Wetlands and/or Floodplains required and in 2) Has Applicant/PE completed the HOME and HUD Environmental C 			1) 2)		
3) Owner agrees that they must refrain from undertaking any activities		e subject property?	3)	F	
G. If HUD approval has been previously granted, has the HUD Form 4128			6, G.	F	
Projects involving HOME funds must also meet the following Site and Nei			0.		
H. The Census Tract for the property is characterized as [Choose either A	-	ority), <i>Racially</i> H.	< <select>></select>	< <sele< td=""><td>ect>></td></sele<>	ect>>
mixed (25% - 49% minority), or Non-minority (less than 25% minority)	J:	, , , , , , , , , , , , , , , , , , ,			
I. List all contiguous Census Tracts:					
J. Is Contract Addendum included in Application?			J.	No	
Threshold Justification per Applicant					
A Phase I Environmental following 2017 Environmental Manual is included in Ta	ab 7. There is existing development in the	ne floodplain however no new de	velopment will occur within	the floodplain o	or buffers.
DCA's Comments:					

Georgia Department of	f Community Affairs	2017 Funding Application		Housing Finance and	nent Divisio	
	PART EIGHT - THRESHOLD	CRITERIA - 2017-0 Ed	gewood Court Apartments, Atlan	ta, DeKalb County		
				Applicant	Response	DCA USE
	DLD DETERMINATION (DCA	Lleo Only) Disclaime	r: DCA Threshold and Scoring section reviews pertain only to		-	
	DED DETERMINATION (DCA	Use Only)	no effect on subsequent or future funding round	0		
8 SITE CONTROL				Pass?		
	vided through November 30, 2017?	Expiration Date:	December 29,2017	A.	Yes	
B. Form of site control				B. Contract/Option	< <select>></select>	1
C. Name of Entity wit		tral and the applicant?	C. RAHF IV Edgewood Court, LLC		Na	
•	ity of Interest between the entity with site cont	troi and the applicant?		D.	No	
Threshold Justification	n be extended until 12/29/2017 per the Fifth A	mendment article 6b. There is	an assignment that provides the ownership	entity site control. There is no	identity of inte	rest the
	by Edgewood Court Limited Partnership, wh			entity site control. There is no i		iest, the
DCA's Comments:						
9 SITE ACCESS				Pass?		
	vide a specified entrance that is legally acces	sible by payed roads and are th	e appropriate drawings, surveys, photograph			
	flecting such paved roads included in the elec		o appropriate drawinge, editeye, priotograpi		Yes	
	e not in place, does the application contain d		government approval to pave the road, a con	nmitment for B.		
	metable for completion of such paved roads?					
C. If the road is going	g to be paved by the applicant, are these cost	ts documented in the submitted	electronic application binder and reflected in	n the C.		
development budget provided in the core application?						
	rive proposed, is site control of private drive d			rivate drive, and D.		
	paving private drive, including associated deve	elopment costs, adequately add	ressed in Application?			
Threshold Justification						
•	ough multiple exisitng public paved roads.					
DCA's Comments:						
					-	
10 SITE ZONING				Pass?		
A. Is Zoning in place	at the time of this application submission?			А.	Yes	
B. Does zoning of the	e development site conform to the site develo	pment plan?		В.	Yes	
C. Is the zoning confi	irmed, in writing, by the authorized Local Gov	ernment official?		С.	Yes	
If "Yes":	 Is this written confirmation inclu 	ded in the Application?		1)	Yes	
	Does the letter include the zonir	ng and land use classification of	f the property?	2)	Yes	
	Is the letter accompanied by a c	clear explanation of the requirem	nents (include a copy of the applicable section	ons of the 3)	Yes	
	zoning ordinance highlighted for					
	Is the letter accompanied by all			4)	Yes	
			nment official also comment on whether proj	ject will include 5)	N/Ap	
B 1 1 1 1 1	development of prime or unique					
	provided (on the Architectural Site Conceptua		phically or in written form) that demonstrates	that the site D.	Yes	
	o any moratoriums, density, setbacks or other questions surrounding the zoning and land u		prior to this application submission?	E.	Yes	
E. Are all issues and	questions surrounding the zoning and land u	se classification clearly defined	prior to this application submission?	E./	res	

Threshold Justification per Applicant

The existing buildings are grandfathered in as built. They were built in 1950 prior to the RG-3 zoning ordinance. All new buildings and construction meet RG-3 zoning requirements. FAR for the new units is .229, requirements are highlighted in the ordinance

DCA's Comments:

2017 Funding Application

Housing Finance and Development Division

PART EIGHT - THRESHOLD CRIT	ERIA - 201	17-0 Edgew	ood Cou	rt Apartments, Atlanta	a, DeKalb	County		
						Applicant F	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use (Only)	Disclaimer: DCA		coring section reviews pertain only to the		Inding round and have		
•	Jiliy)		no effect of	on subsequent or future funding round sc	oring decisions.	Pass?		
11 OPERATING UTILITIES		r				_		
	1) Gas			ovider Name Here>>		1)	N	
Threshold Justification per Applicant 22 currently there are gas utilities on site, with the rehab they will all be converted	2) Electric		Georgia Po		the cite	2)	Yes	
DCA's Comments:	to electric. The	e Georgia Fowe						
12 PUBLIC WATER/SANITARY SEWER/STORM SEWER						Pass?		
A. 1) Is there a Waiver Approval Letter From DCA included in this applic	ation for this cr	iterion as it ner	tains to sind	ale-family detached Rural pro	niects?	A1)	No	
2) If Yes, is the waiver request accompanied by an engineering report		•			Jecis:	2)	NO	
	 Public water 		City of Atla			B1)	Yes	
•	2) Public sewer		City of Atla			2)	Yes	
Threshold Justification per Applicant	.,	· · · · ·	,			_/		
This is an existing community with available water and sewer, letters are include	ed in Tab 9							
DCA's Comments:								
13 REQUIRED AMENITIES						Pass?		
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		e with DCA An	nenities Gui	debook (select one in each cate	egory):	А.	Agree	
1) Community area (select either community room or community build	ling):		A1)	Room		•		
2) Exterior gathering area (if "Other", explain in box provided at right): A2) Gazebo					If "Other", explain her	ain here		
3) On site laundry type:			A3)	On-site laundry		_		
B. Applicant agrees to provide the following required Additional Site Amer						В.	Agree	
The nbr of additional amenities required depends on the total unit cour								Amenities
Additional Amenities (describe in space provided below)	Guidebook Met	? DCA Pre-approv		Additional Amenities (descri furnished exercise/fitness ce		(Suidebook Met?	DCA Pre-approve
1) Equipped playground 2) Fenced community garden			- /	equipped computer center	enter			
C. Applicant agrees to provide the following required Unit Amenities:			4)	equipped computer center		C.	Agroo	
						U. 1)	Agree Yes	
1) HVAC systems 2) Energy Star refrigerators					2)	Yes		
3) Energy Star dishwashers (not required in senior USDA or HUD pro	operties)					3)	Yes	
4) Stoves					4)	Yes		
5) Microwave ovens					5)	Yes		
6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR					6a)	Yes		
b. Electronically controlled solid cover plates over stove top burners					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.					1)			
2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors					2)			
3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988					3a)			
b. If No, was a DCA Architectural Standards waiver granted? 3b)								
Threshold Justification per Applicant	montales							
All required and additional amenities are shown in the Conceptual Site Develop DCA's Comments:	ment plan							

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

	Applicant	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	ling round and have		
		< <select>></select>	
		<<3elect>>	
B. Date of Physical Needs Assessment (PNA): B. March 15, 2017			
Name of consultant preparing PNA: EBI Consulting			
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: SK Colloborative			
D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced			
DCA Rehabilitation Work Scope form referenced above clearly 1. All immediate needs identified in the PNA.	1)		
addresses: 2. All application threshold and scoring requirements	2)		
3. All applicable architectural and accessibility standards.	3)		
4. All remediation issues identified in the Phase I Environmental Site Assessment	,	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. <u>Applicant agrees?</u>	E.	Agree	
Threshold Justification per Applicant			
PNA was submitted with our pre-application. All other required forms and documents are included in Tab 14			
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.)?	В.	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			
CSDP has been developed in accordance with the DCA Architectural Manual and 2017 QAP, it is included in Tab 15 along with the required pictures and map			
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?	ו A.	Agree	
 B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment tha meet the requirements set forth in the QAP and DCA Architectural Manual? 	t B.	Agree	

Threshold Justification per Applicant

We agree to comply with all building sustainability requirements set forth in the 2017 QAP and DCA Architectural Manual

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have FINAL THRESHOLD DETERMINATION (DCA Use Only) no effect on subsequent or future funding round scoring decisions. **17 ACCESSIBILITY STANDARDS** Pass? A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing A1). No 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 2) No 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. Yes 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, 3) support the claim with a legal opinion placed where indicted in Tabs Checklist. 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals? 4) No Nbr of Units Minimum Required: **B.** 1) a. Will at least 5% of the total units (but no less than Equipped: Nbr of Units Percentage one unit) be equipped for the mobility disabled, including wheelchair restricted residents? 1) a. Mobility Impaired 12 12 5% B1)a. Yes b. Roll-in showers will be incorporated into 40% of the mobility 5 5 40% Yes 1) b. Roll-In Showers equipped units (but no fewer than one unit)? 2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaired 5 5 2% 2) Yes unit) be equipped for hearing and sight-impaired residents? C. Applicant will retain a DCA gualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team C. Yes 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 Walker-Bryant Associates, Inc 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The C1). Yes 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. 2) Yes 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 3). Yes 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 4). Yes accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification. Threshold Justification per Applicant The existing buildings were built in the 1950s and then renovated in the 1980s prior to the Fair Housing Act of 1991. We have a legal opinion in Tab 17 explaining why exisiting buildings are exempt. Furthermore, it is economically infeasible to bring the exiting units to meet all accessibility requirements, including the 2017 DCA Accessibility Manual. Waivers were applied for and granted and are inlcluded with the application. All new construction will meet all accessibility requirments in the 2017 QAP and Manuals

PART EIGHT	- THRESHOLD CRITERIA -	2017-0 Edgewood Court Apartments, Atlanta, DeK	alb County		
			Applicant I	Response	DCA USE
FINAL THRESHOLD DETERMINA	TION (DCA Use Only)	Disclaimer: DCA Threshold and Scoring section reviews pertain only to the correspon no effect on subsequent or future funding round scoring decis			
18 ARCHITECTURAL DESIGN & QUAL		The effect of subsequent of future futuring round scoring decis	Pass?		
Is there a Waiver Approval Letter From DCA inc		rion?		Yes	
Does this application meet the Architectural Sta				Yes	
		minimum review standards for rehabilitation projects met or exceeded	ed by this project?		<u>. </u>
	for funding only if the per unit reh	nabilitation hard costs exceed \$25,000. The costs of furniture, f		Yes	
B. Standard Design Options for All Projects	-		B.	1	<u>. </u>
1) Exterior Wall Finishes (select one)		ograde choice from options provided here>>	1)	No	
 Major Bldg Component Materials & Upgrades (select one) 	Upgraded roofing shingles, or roofir	ng materials (warranty 30 years or greater)	2)	Yes	
Pre-Award Deadlines and Fee Schedule, an 1) 2)		pplication Submittal in accordance with Exhibit A DCA Pre-application	C. 1) 2)		
Threshold Justification per Applicant					
A waiver for exterior wall finishes and covered stairs	was submitted to DCA and approved	d. The approval is inlcuded in Tab 18			
DCA's Comments:					
19 QUALIFICATIONS FOR PROJECT T	EAM (PERFORMANCE)		Pass?		
A. Did the Certifying Entity meet the experience			А.	Yes	
B. Is there a pre-application Qualification of Pr	oject Team Determination from DCA	included in this application for this criterion?	В.	No	
C. Has there been any change in the Project T	eam since the initial pre-application s	submission?	C.	Yes	
D. Did the project team request a waiver or wa			D.	No	
E. DCA's pre-application Qualification of Proje	ct's Team Determination indicated a	status of (select one):	E. Certifying GF		
F. DCA Final Determination			F. << Select De	signation >	>
Threshold Justification per Applicant					
A pre-appliation qualification determination was sub	mitted to DCA. However, since the pr	re-application Columbia has entered the ownership and developer en	ntities. We are submit	ting all requir	ed
documentation under Tab 19.					

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY	Pass?		
A. Was a pre-application submitted for this Determination at the Pre-Application Stage?	Α.	Yes	
B. If 'Yes", has there been any change in the status of any project included in the CHS form?	В.	No	
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?	C.	Yes	
Threshold Justification per Applicant			
CHS was submitted at pre-application for Rose Companies and Columbia entities; all documentation is submitted in Tab 19 of this application as well.			

Georgia	Department	of Com	munity	Affairs

PART EIGHT - THRESHOLD CRITERIA -	2017-0 Edgewood Court /	Apartments, Atlanta, DeKalb County
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PART LIGHT - THRESHOLD CRITERIA - 2017-0 Eugewood Court Apartments, Atlanta, Deraib C		
	Applicant F	Response DCA US
FINAL THRESHOLD DETERMINATION (DCA Use Only)	ding round and have	
21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE	Pass?	
	1 455 :	
A. Name of Qualified non-profit: A. B. Non-profit's Website: B.		
 B. B. 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 	C.	
organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C.	
Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the	_	
D. 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?	G.	
1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?		
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	H.	
I. Is a 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	Ι.	
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.		
Threshold Justification per Applicant		
not applicable		
DCA's Comments:		
22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE	Pass?	
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?	В.	
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: 0	D.	
Threshold Justification per Applicant		
not applicable		
DCA's Comments:		
23 REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided.	Pass?	
A. Credit Eligibility for Acquisition	А.	Yes
B. Credit Eligibility for Assisted Living Facility	В.	No
C. Non-profit Federal Tax Exempt Qualification Status	C.	No
D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	D.	No
E. Other (If Yes, then also describe): E.		No
Threshold Justification per Applicant		•
Legal Opinion from Hunter MacLean is submitted in Tab 23		
DCA's Comments:		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County						
Applicant F	Response DCA	USE				
FINAL THRESHOLD DETERMINATION (DCA Use Only)						
24 RELOCATION AND DISPLACEMENT OF TENANTS Pass?						
A. Does the Applicant anticipate displacing or relocating any tenants?	Yes					
B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding? B1)	No					
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? 2)	No					
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?	No					
C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?	Yes					
D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:						
1) Number of Over Income Tenants 2 4) Number of Down units						
2) Number of Rent Burdened Tenants 11 5) Number of Displaced Tenants						
3) Number of Vacancies 11						
E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):						
1) Individual interviews Yes 3) Written Notifications Yes		I				
2) Meetings 4) Other - describe in box provided:						
Threshold Justification per Applicant All relocation documents have been prepared in conformance with the 2017 QAP Manual and are in Tab 24 of the application						
DCA's Comments:						
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					
A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is A. located?	Agree					
B. Has a strategy that affirmatively markets to persons with disabilities and the homeless? B.	Agree					
C. Has a strategy that establishes and maintains relationships between the management agent and community service providers? C.	Agree					
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 D .	Agree					
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? E.	Agree					
F. Includes making applications for affordable units available to public locations including at least one that has night hours? F.	Agree					
G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area? G.	Agree					
H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing H.	Agree					
criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws. Threshold Justification per Applicant						
We agree to all of the above requirements						
DCA's Comments:						
26 OPTIMAL UTILIZATION OF RESOURCES Pass?						
Threshold Justification per Applicant						
We are rehabilitating 200 out of the 204 existing units and utilizing existing utilty infrastructure						

Georgia Department of Community Affairs		2017 Funding Application	on	Housing Finance and Deve	elopment Divisio
		NG CRITERIA - 2017-0 Edgewood Cou		ts, Atlanta, DeKalb County	
Disclaimer: DCA Threshold and Scoring section	on reviews pertain	cants must include comments in sections where points are only to the corresponding funding round and have no effect on will result in a one (1) point "Application Completeness" de	subsequent or futu	re funding round scoring decisions.	SelfDCAScoreScore2020
1. APPLICATION COMPLETENESS		(Applicants start with 10 pts. Any	points entered	will be <u>subtracted</u> from score value) 10	10 10
A. Missing or Incomplete Documents	Number:	0 For each missing or incomplete documer	nt, one (1) point will	be deducted A	. 0
Organization B. Financial and Other Adjustments		0 One (1) pt deducted if not organized as s 0 2-4 adjustments/revisions = one (1) pt de		ecklist and the Application Instructions 1 (1) pt deducted for each add'l adjustment. B	. 0
DCA's Comments:	Number.	Enter "1" for each			
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1	0	1	0 n/a	1	0 n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	
2. DEEPER TARGETING / RENT / INC	OME REST	RICTIONS Choose A or B	2.	3	0 0

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

eorgia Department of Community Affairs	2017 Funding Applicatio	n		Housing Finance	ce and D	evelopmer	nt Divis
PART NINE - SCORING CRIT	ERIA - 2017-0 Edgewood Cou	rt Apartmei	nts, Atlanta, Do	eKalb County			
Disclaimer: DCA Threshold and Scoring section reviews pertain only to the cor	clude comments in sections where points are responding funding round and have no effect on s one (1) point "Application Completeness" ded	ubsequent or fut	ure funding round scori	ng decisions.	Score Value	Self Score	DCA Score
				TOTALS:	92	20	20
A. Deeper Targeting through Rent Restrictions	Total Residential Units	222					
Applicant agrees to set income limits at 50% AMI and gross rents at or	Per Applicant Per DCA		Actual Percent	t of Residential Units:			
below 30% of the 50% income limit for at least:	Nbr of Restricted Residential Units	:	Per Applicant	Per DCA	2	A. 0	0
1. 15% of total residential units			0.00%	0.00%	1	1. 0	0
or 2. 20% of total residential units			0.00%	0.00%	2	2. 0	0
B. Deeper Targeting through <u>New</u> PBRA Contracts	Nbr of PBRA Residential Units:				3	В. 0	0
1. 15% (at least) of residential units to have PBRA for 10+	yrs:	1	0.00%	0.00%	2	1. 0	0
2. Application receives at least 3 points under Section VII.	Stable Communities. Points awarded	n Sect VII:	0	0	1	2. 0	0
DCA's Comments:				•	-4		
	Sec. 0.1	D Cooring for roa	u izanzanta		40		
DESIRABLE AND UNDESIRABLE CHARACTERISTICS		P Scoring for req	-		13	0	0
Is the completed and executed DCA Desirable/Undesirable Certification A. Desirable Activities	(1 or 2 pts each - see QAP)				- <u>·</u> 12	А.	
3. Bonus Desirable	(1 pt - see QAP)			s from completed current ication form. Submit this	1	А. В.	
C. Undesirable/Inefficient Site Activities/Characteristics	(1 pt subtracted each)			nd signed PDF, where	various	C.	
Scoring Justification per Applicant			indicated in Tabs (Checklist			
DCA's Comments:							
COMMUNITY TRANSPORTATION OPTIONS	See s	coring criteria	for further requirer	nents and information	6	0	0
Evaluation Criteria	Competitive Pool chosen:	N/A - 4% B	ond			Applicant Agrees?	DCA Agree
1. All community transportation services are accessible to tenants by F	Paved Pedestrian Walkways.					Agrees	
2. DCA has measured all required distances between a pedestrian site	e entrance and the transit stop along Pav	ed Pedestrian	Walkways.				
 Each residential building is accessible to the pedestrian site entrance Paved Pedestrian Walkway is in existence by Application Submission showing a construction timeline, commitment of funds, and approva The Applicant has clearly marked the routes being used to claim point of the statement of the statement of statement of the statement of	on. If not, but is immediately adjacent to I from ownership entity of the land on wh	Applicant site, ch the Walkwa		mitted documents			
6. Transportation service is being publicized to the general public.							

eorgia Department of Community Affairs 2017 F	Funding Application	Housing Financ	ce and De	evelopmer	nt Divi
) Edgewood Court Apartments, Atlanta, DeKa	lb County			
REMINDER: Applicants must include comments in s Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding rou Failure to do so will result in a one (1) point "Applic	und and have no effect on subsequent or future funding round scoring de	cisions.	Score Value 92	Self Score 20	DC Sco 20
Flexible Pool Choose <u>A or B.</u>		IUTALS.	92	20	20
Iexible Pool Choose <u>A or B.</u> A. Transit-Oriented Development Choose either option 1 or 2 under A.			6	A. 0	0
 Site is owned by local transit agency & is strategically targeted by agency t 	For ALL options under this scoring criterion, re	aardless of	5	1.	0
create housing with on site or adjacent access to public transportation	Competitive Pool chosen , provide the information		5	1.	
R 2. Site is <i>within one (1) mile</i> * of a transit hub	transit agency/service:		4	2.	
3. Applicant in A1 or A2 above serves Family tenancy.		ter phone here>	1	3.	
3. Access to Public Transportation Choose only one option in B.			3	в. 0	0
1. Site is within 1/4 mile * of an established public transportation stop	<< Enter specific URL/webpage showing established schedule fr	om transit agency	3	1.	
R 2. Site is <i>within 1/2 mile</i> * of an established public transportation stop	website here >>		2	2.	
R 3. Site is <i>within one (1) mile</i> * of an established public transportation stop	<< Enter specific URL/webpage showing established routes from	transit agency	1	3.	
ural Pool	website (if different) here >>	ũ ý			1
4. Publicly operated/sponsored and established transit service (including on	-call service onsite or fixed-route service within 1/2 mile of si	te entrance*)	2	4.	
s measured from an entrance to the site that is accessible to pedestrians and connected by s					
 BROWNFIELD (With EPA/EPD Documentation) A. Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guideline B. Source of opinion ltr stating that property appears to meet requiremts for issuance of EPD No Further Action or C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget? DCA's Comments: 			2	Yes/No C.	Yes
SUSTAINABLE DEVELOPMENTS	Calcot a Supt Daylamt Cartification		3	0	
Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:	<pre><select a="" certification="" devlpmt="" sust=""> N/A - 4% Bond</select></pre>				
DCA's Green Building for Affordable Housing Training Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" com<="" participant="" td=""><td>pany Name here>></td><td></td><td></td><td></td></enter></enter>	pany Name here>>			
Course - Participation Certificate obtained? Date of Course	< <enter 's="" here="" name="" participant="">>> <<enter 's="" com<="" p="" participant=""></enter></enter>				
An active current version of draft scoring worksheet for development, illustrating compliance	e w/ minimum score required under program selected, is inc	luded in applicatior	1?		
For Rehab developments - required Energy Audit Report submitted per current QAP?	Date of Audit Date of Report			X	
A. Sustainable Communities Certification			2	A. Yes/No	Yes
 Project seeks to obtain a sustainable community certification from the program chosen about 1. EarthCraft Communities Date that EarthCraft Communities Memorandum of Participation was executed for the 	development where the project is located:]		
 Leadership in Energy and Environmental Design for Neighborhood Developmental a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP: 	t (LEED-ND v4)				
b) Name of nonrelated third party LEED AP that prepared Feasibility Study:	< <enter ap's="" here="" leed="" name="">> <pre><<<enter 's="" ap="" complexity<="" leed="" pre=""></enter></pre></enter>	any Name here>>			
commitments for <i>Building</i> Certification:		oany Name here>>]]	Yes/No	Yes 44

Georgia Department of Community Affairs	Georgia	Department	of Community	v Affairs
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2017 Funding Application

Housing Finance and Development Division

2

0

0

0.00%

Mkt Pct of Total:

222

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	PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, De	Kalb 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 Failure to do so will result in a one (1) point "Application Completeness" deduction.		Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	 Project will comply with the program version in effect at the time that the drawings are prepared for permit review? Project will meet program threshold requirements for Building Sustainability? Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? 			1. 2. 3.	
C.	 Sustainable Building Certification Exceptional Sustainable Building Certification Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certificate High Performance Building Design A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? 	ion chosen above?	Ū	B. C. Yes/No I. D. 0	Yes/No
	2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating N ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.	lethod outlined in	:	2.	
	3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved F or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.	IERS Rating software	:	3.	
	Scoring Justification per Applicant				
	DCA's Comments:				
7.	STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January	1, 2016)	7	0	0
Α	Census Tract Demographics		3	0	-
&	Competitive Pool chosen: N/A - 4% Bond		Ū	Yes/No	Yes/No
В.	1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/C	ensus/):			
	2. Less than < Select > below Poverty level (see Income) Actual Percent	<select></select>			
	 Designated Middle or Upper Income level (see Demographics) Designation: (<i>Flexible Pool</i>) Project is <i>NOT</i> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report 1000 (see Demographics) 				
	(www.ffiec.gov/Census/), but <i>IS</i> 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 Per Applicant	Per DCA	2	0	0
	Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable <	<select></select>			

 Housing Properties" map:
 D. Mixed-Income Developments in Stable Communities Market units: DCA's Comments:

Total Units:

0

eorgia Department of Community Affairs	2017 Funding A	pplication	Housing Finan	ice and Dev	elopment/	t Divisio
	ORING CRITERIA - 2017-0 Edgewo		s, Atlanta, DeKalb County			
Disclaimer: DCA Threshold and Scoring section reviews	Applicants must include comments in sections where bertain only to the corresponding funding round and have r to so will result in a one (1) point "Application Complet	no effect on subsequent or future	funding round scoring decisions.	Score Value	Self Score	DCA Score
			TOTALS:	92	20	20
8. TRANSFORMATIONAL COMMUNITIES	(choose A or B)			10		
Is this application eligible for two or more points under	-					
If applying for sub-section A, is the completed and exe If applying for sub-section B, is the completed and exe						
Eligibility - The Plan (if Transformation Plan builds	on existing Revitalization Plan meeting DCA star	ndards, fill out both Revitali	zation Plan and Transformation Plan co	olumns):		
		Revitaliz Yes/No	ration Plan Yes/No	Transf Yes/No	formation Pl Yes	
a) Clearly delineates targeted area that includes prop	used project site, but does not	a)	Tes/NO	165/110	165	INU
encompass entire surrounding city / municipality /		<enter nbr(s<="" page="" td=""><td>) from Plan></td><td><enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter></td></enter>) from Plan>	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter>	nbr(s) from Pla	an here>
b) Includes public input and engagement during the	-	b)				
, , , , , , , , , , , , , , , , , , , ,		Enter page nbr(s)) from Plan>	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter>	nbr(s) from Pla	an here>
c) Calls for the rehabilitation or production of afforda	ble rental housing as a policy goal for the	c)				
community?		<enter nbr(s<="" page="" td=""><td>) from Plan ></td><td><enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter></td></enter>) from Plan >	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter>	nbr(s) from Pla	an here>
 d) Designates implementation measures along w/spo policies & housing activities? 		d) <enter nbr(s<="" page="" td=""><td>) from Plan></td><td><enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter></td></enter>) from Plan>	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter>	nbr(s) from Pla	an here>
The specific time frames and implementation mea	sures are current and ongoing?					
		<enter nbr(s<="" page="" td=""><td>) from Plan></td><td><enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter></td></enter>) from Plan>	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an here></td></enter>	nbr(s) from Pla	an here>
e) Discusses resources that will be utilized to implen	ent the plan?	e)) from Dian	Entor no no	nhr(a) fram Dh	an hara
f) Is included in full in the appropriate tab of the app	ication binder?	<enter nbr(s)<="" page="" td=""><td>) from Plan></td><td><enter page<="" td=""><td>nbr(s) from Pla</td><td>an nere></td></enter></td></enter>) from Plan>	<enter page<="" td=""><td>nbr(s) from Pla</td><td>an nere></td></enter>	nbr(s) from Pla	an nere>
Website address (URL) of <i>Revitalization</i> Plan: Website address (URL) of <i>Transformation</i> Plan:						
A. Community Revitalization				2 A	A.	
i.) Plan details specific work efforts directly affecting	project site?		i) Enter page phr(c) have		Yes/No	Yes/No
ii.) Revitalization Plan has been officially	Date Plan originally adopted by Local Gov	t:	i.) Enter page nbr(s) here		i.)	
adopted (and if necessary, renewed) by	Time (#yrs, #mths) from Plan Adoption to		ite:			
the Local Govt?	Date(s) Plan reauthorized/renewed by Loc	al Government, if applicab	le:			
iii.) Public input and engagement <u>during the planning</u>						
a) Date(s) of Public Notice to surrounding community	r: a)					
Publication Name(s) b) Type of event:	b) < <select 1="" event="" type="">></select>		< <select 2="" event="" type="">></select>			
Date(s) of event(s):	b) << select Event T type>>	<	< <select 2="" event="" type="">></select>			
c) Letters of Support from local non- Type:	c) < <select 1="" entity="" type="">></select>	<	< <select 2="" entity="" type="">></select>			
government entities. Entity N			5 51			
 Community Revitalization Plan - Application pro which the property will be located. 	poses to develop housing that contributes to a w	ritten Community Revitaliz	ation Plan for the specific community in	<u>،</u> 1 1	l.	
2. Qualified Census Tract and Community Revita	ization Plan - Application proposes to develop h	nousing that is in a Qualifie	d Census Tract and that contributes to	1 2	,	
a written Community Revitalization Plan for the sp						
Project is in a QCT? Yes	Census Tract Number: 206	I	Eligible Basis Adjustment:	DDA/QCT		
OR B. Community Transformation Plan				6 E	3.	
				E	<i>•</i> •	

orgia Department of Community A	ent of Community Affairs 2017 Funding Application Housing Fin			sing Financ	Finance and Development D							
PAF	RT NINE - SCOR		A - 2017-0 Edgew	ood Court	Apartmen	ts, Atlanta,	DeKalb C	ounty				
Disclaimer: DCA Threshold and Scori	ing section reviews pertain	only to the correspor	comments in sections whe nding funding round and hav i) point "Application Comp	e no effect on sub	sequent or futu	re funding round s	scoring decisions	5.	Score Value		Self Score	DCA Score
							то	TALS:	92		20	20
Does the Applicant reference an existir	ng Community Revita	lization Plan meet	ing DCA standards?									
1. Community-Based Team									2	1.		
Community-Based Developer (CBD)		Select at least tw	o out of the three option	ns (i, ii and iii)	in "a" below,	or "b").		CBD				
Entity Name			Web	osite		i i						
Contact Name		Direct Line	Ema								Yes/No	Yes/N
a) <i>i</i> . CBD has successfully partnered w								proposed or		/►		
existing elsewhere) in the last two	years and can docum	nent that these pa			community of	or resident outo	comes.					
CBO 1 Name		1		oose:							Letter of	
Community/neighborhd where part	tnership occurred			osite							inclu	ded?
Contact Name		Direct Line	Ema								1 11 (0
CBO 2 Name				oose:							Letter of inclu	
Community/neighborhd where part		Direct Line	Ema	osite							Inciu	ieu?
		Direct Line	Ema									
ii. In the last three years, the CBD had development in another Georgia control		philanthropic activ	vities benefitting either 1	I) the Defined I				unding their		ii.		
ii. In the last three years, the CBD ha development in another Georgia c	ommunity. Use com	philanthropic activ ment box or attact	ities benefitting either 1 n separate explanation p	I) the Defined I page in corresp	oonding tab o	f Application B	inder.			ii.		
ii. In the last three years, the CBD ha	result of a community	philanthropic activ ment box or attach	ities benefitting either 1 separate explanation p y the Local Governmen	I) the Defined I page in corresp ti in a Request	oonding tab o	f Application B	inder.			ii. iii. b)		
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 <i>ii.</i> In the last three years, the CBD has development in another Georgia control development in the Community Quarterback (CQB) <i>i.</i> CQB is a local community-based contransformation Plan, to increase in it. Letter from CQB confirming their print. CQB Name Contact Name 2. Quality Transformation Plan Transformation Team has completed and Private Engagement Family Applicants must engage at i. Transformation Partner 1 Org Name Website 	result of a community ME consent for the pro organization or public residents' access to lo partnership with Proje ted Community Engan	philanthropic activ ment box or attack driven initiative b poosed property a See QAP for req entity and has a c ocal resources suc ct Team to serve Direct Line gement and Outre ransformation Par Partner type>	ities benefitting either 1 n separate explanation p nd was designated as a uirements. demonstrated record of ch as employment, edu as CQB is included in e Wet Chasemployment, edu as CQB is included in e Wet Chasemployment, edu as CQB is included in e Chasemployment, edu as CQB is included in e Chasemployment, edu as CQB is included in e Chasemployment, edu as CQB is included in e	I) the Defined I page in correspondent in a Request a CHDO. serving the Decation, transport electronic applic posite ail	for Proposal for Proposal offined Neighb ortation, and h cation binder Family ust engage a Date of Public Date(s) of public Date(s) of public Social Media Mtg Locatn	f Application B or similar publ orhood, <i>as del</i> nealth? where indicate t least <u>one</u> . <u>A</u> : Meeting 1 be plication of me	inder. ic bid process <i>ineated by th</i> d by Tabs Cf pplicant agr tween Partne eting notice	S. CQB e Community necklist? <u>ees?</u> rs	Enter production of the second	b) age here 2.		

Georgia Department of Community Affairs		20	2017 Funding Application			Housing Finance and Development Division		
	PART NINE - SCORIN				ts, Atlanta, DeKalb County			
	кемимлек: Арриса	nts must include comments	s in sections where points are	ciaimea.		Score	Self	DCA
Disclaimer: DCA Thresh	old and Scoring section reviews pertain o				re funding round scoring decisions.	Value		Score
	Failure to do so wi	ll result in a one (1) point "A	polication Completeness" dec	luction.	TOTALO			
				-	TOTALS:	92	20	20
ii. Transformation Partner	2 <select f<="" td="" transformation=""><td>Prtnr type></td><td>If "Other" Type,</td><td></td><td>Meeting 2 (optional) between Partnrs</td><td></td><td></td><td></td></select>	Prtnr type>	If "Other" Type,		Meeting 2 (optional) between Partnrs			
Org Name			specify below:		plication of meeting notice	_		
Website Contact Name		Direct Line		Publication(s) Social Media				
Email				Mtg Locatn				
Role					rs were present at Public Mtg 2 betweer	Partners?		
b) Citizen Outreach	Choose either "I" or "ii" be	elow for (b).			· · · · · F · · · · · · · · · · · · · ·		Yes/No	Yes/No
i. Survey			sults included in correspor	iding tab in app	lication binder?		<i>i</i> .	
or	Nbr of Respondents							
ii. Public Meetings				-		i	<i>i</i> .	
Meeting 1 Date				Dates: Mtg 2				1
Date(s) of publication o	f Meeting 1 notice				qmt met by req'd public mtg between Tr	ansformatn Pa	irtners?	1
Publication(s)				Publication(s)				
Social Media				Social Media				
Meeting Location	notices provided in application bir	dor?		Mtg Locatn	published notices provided in application	bindor?		
			eventing this community fro		cal resources (according to feedback fro			ation to
	the corresponding goals and soluti						ine popula	
<i>i.</i> Local Population Challe								
Goal for increasing resider								
Solution and Who Imp								
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ii. Local Population Challe								
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v. Local Population Challe								
Goal for increasing resider								
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C. Community Investment						4		
1. Community Improvem	hent Fund Amount / Balan				Family	_ 1 1	•	
2017-0xxEdgeCtCore		Pa	rt IX A-Scoring Criteri	а				48 of 9

gia Department of Community Affair	S	2017 Funding Application			Housing Finar	Housing Finance and Development Division			
	INE - SCORING CRITER				DeKalb County				
Disclaimer: DCA Threshold and Scoring sec	KENIIVUEK: Applicants must inclu ction reviews pertain only to the corres Failure to do so will result in a on	sponding funding round an	id have no effect on s	ubsequent or future funding round sc	oring decisions.	Score Value	Self Score	DCA Scor	
					TOTALS:	92	20	20	
Source	Direct Line		Bank Name			Applicants: Pl	ease use "Pt	IX B-	
Contact Email	Direct Line		Account Name Bank Website			Community Im			
Bank Contact	Direct Line		Contact Email			provided.			
Description of	Diroct Line		Contact Enhan						
Use of Funds									
Narrative of									
how the									
secured funds									
support the									
Community									
Revitalization									
Plan or									
Community									
Transformation									
Plan.									
2. Long-term Ground Lease						1 :	2.		
a) Projects receives a long-term ground le	ease (no less than 45-year) for r	nominal consideration	and no other lan	d costs for the entire property?					
b) No funds other than what is disclosed in									
3. Third-Party Capital Investment	in the Application have been of		de entrer arceny	Competitive Pool chosen:	N/A - 4% Bond	2	3.		
Unrelated Third-Party Name							•.		
Unrelated Third-Party Type				<select 3rd="" party="" td="" ty<="" unrelated=""><td>'De></td><td>Improveme</td><td>nt Complet</td><td>tion Da</td></select>	'De>	Improveme	nt Complet	tion Da	
Is 3rd party investment community-wide	e in scope or was improvement	completed more than	a 3 vrs prior to Ap			improverne	in complet		
Distance from proposed project site in I				miles					
Description of Investment or									
Funding Mechanism									
Description of Investment's									
Furtherance of Plan									
Departmention of how the									
Description of how the investment will serve the									
tenant base for the proposed									
development									
				Total Davidanment Costs (TD					
Full Cost of Improvement	0.0000%	0.0000%		Total Development Costs (TD 48,237,392	<i>i</i> u).				
as a Percent of TDC:	0.0000%	J.UUUU%		40,237,392					

orgia Department of Community Affairs	2017 Funding Application	Housing Finar	nce and Development I
	TERIA - 2017-0 Edgewood Court Apartments, Atlanta	, DeKalb County	
Disclaimer: DCA Threshold and Scoring section reviews pertain only to the c	Include comments in sections where points are claimed. corresponding funding round and have no effect on subsequent or future funding round a a one (1) point "Application Completeness" deduction.	, in the second s	Score Self Value Score S
 D. Community Designations 1. HUD Choice Neighborhood Implementation (CNI) Grant 2. Purpose Built Communities Scoring Justification per Applicant 	(Choose only one.)	TOTALS:	92 20 10 D. 1. 2.
DCA's Comments:			
 Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a 	(choose A or B) Competitive Pool chosen: N/A - 4% Bond Phased Development? No t of a Phased Development in which one or more phases received an allo project may receive these points) and at least one phase has commend		
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 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first phate If current application is for third phase, indicate for second phase: 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allow project may receive these points) and at least one phase has commendates: Number: ase: Number: Name Number: Name	ocation of 9% tax credits w	3 A. vithin the 1. Ilocation by
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a second phase. 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allow project may receive these points) and at least one phase has commend ase: Number: ase: Number: Name idifferent phases? Name	ocation of 9% tax credits w	3 A. vithin the 1. Ilocation by 2.
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a 3. Are any other phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this project also submitted during the current phases for this phase. 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commendates: Number: ase: Number: Name Number: Name Image: Name different phases? rrent funding round?	ocation of 9% tax credits w	3 A. vithin the 1. Ilocation by
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a Are any other phases for this project also submitted during the curr 4. Was site control over the entire site (including all phases) in place 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commendates: Number: ase: Number: Name Number: Name different phases? Name rrent funding round? when the initial phase was closed?	ocation of 9% tax credits w	3 A. vithin the 1. llocation by . 2. . 3. . 4. .
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with of 3. Are any other phases for this project also submitted during the current. 4. Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commend ase: Number: Number: Name different phases? rrent funding round? a when the initial phase was closed? (choose 1 or 2)	ocation of 9% tax credits w eed construction per that al	3 A. vithin the 1. Ilocation by 2.
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a 3. Are any other phases for this project also submitted during the cur 4. Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) The proposed development site is not within a 1-mile radius of 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commendates: Number: ase: Number: Name Number: Name different phases? Name rrent funding round? when the initial phase was closed?	ocation of 9% tax credits w eed construction per that al	3 A. vithin the 1. Ilocation by 2. 3 A. 4. 3 B. 0
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first phane if current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a 3. Are any other phases for this project also submitted during the current. Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) The proposed development site is not within a 1-mile radius of 1. Five (5) DCA funding cycles 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commend ase: Number: Number: Name different phases? rrent funding round? a when the initial phase was closed? (choose 1 or 2)	ocation of 9% tax credits w eed construction per that al	3 A. vithin the 1. Ilocation by 2. 3 4. 3 B. 0
 Phased Developments 1. Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: 2. Was the community originally designed as one development with a 3. Are any other phases for this project also submitted during the cur 4. Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) The proposed development site is not within a 1-mile radius of 1. Five (5) DCA funding cycles 2. Four (4) DCA funding cycles Previous Projects (Rural Pool) 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No t of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commence ase: Number: Number: Name different phases? rrent funding round? a when the initial phase was closed? (choose 1 or 2) a Georgia Housing Credit development that has received an aw (choose 1 or 3)	ocation of 9% tax credits w eed construction per that al	3 A. vithin the 1. llocation by 2. 3 4. 3 B. 0 3 1.
 Phased Developments Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: Was the community originally designed as one development with a Are any other phases for this project also submitted during the cur Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) The proposed development site is not within a 1-mile radius of 1. Five (5) DCA funding cycles Four (4) DCA funding cycles 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No t of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commence ase: Number: Number: Name different phases? rrent funding round? a when the initial phase was closed? (choose 1 or 2) a Georgia Housing Credit development that has received an aw (choose 1 or 3)	ocation of 9% tax credits w eed construction per that al	3 A. vithin the llocation by 1. 2. 3. 3 B. 3 B. 3 1. 2 2. 3 1. 3 1. 4 0 3 1. 4 C. 0 0
 Phased Developments Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: Was the community originally designed as one development with a Are any other phases for this project also submitted during the cur Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) The proposed development site is not within a 1-mile radius of 1. Five (5) DCA funding cycles Four (4) DCA funding cycles Previous Projects (Rural Pool) The proposed development site is within a Local Government b 1. Within the last Five (5) DCA funding cycles 	Competitive Pool chosen: N/A - 4% Bond Phased Development? No a of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commended ase: Number: ase: Number: Name Mumber: Name when the initial phase was closed? (choose 1 or 2) a Georgia Housing Credit development that has received an aw (choose 1 or 3) boundary which has not received an award of 9% Credits:	ocation of 9% tax credits w eed construction per that al	3 A. vithin the 1. llocation by 1. 2. 3. 3 4. 3 B. 3 1. 2 2. 3 1. 2 2. 4 0 3 1. 2 2. 4 C. 3 1.
 Phased Developments Application is in the Flexible Pool and the proposed project is part past five (5) funding rounds (only the second and third phase of a the 2017 Application Submission deadline? If Yes, indicate DCA Project Nbr and Project Name of the first pha If current application is for third phase, indicate for second phase: Was the community originally designed as one development with a Are any other phases for this project also submitted during the cur Was site control over the entire site (including all phases) in place Previous Projects (Flexible Pool) Five (5) DCA funding cycles Four (4) DCA funding cycles Previous Projects (Rural Pool) The proposed development site is within a Local Government b	Competitive Pool chosen: N/A - 4% Bond Phased Development? No t of a Phased Development in which one or more phases received an allor project may receive these points) and at least one phase has commence ase: Number: Number: Name different phases? rrent funding round? a when the initial phase was closed? (choose 1 or 2) a Georgia Housing Credit development that has received an aw (choose 1 or 3)	ocation of 9% tax credits w eed construction per that al	3 A. vithin the llocation by 1. 2. 3. 3 B. 3 B. 3 1. 2 2. 3 1. 3 1. 4 0 3 1. 4 C. 0 0

Georgia Department of Community Affairs	
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2017 Funding Application

Housing Finance and Development Division

	PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County			
	REMINDER: Applicants must include comments in sections where points are claimed. Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.	Score Value	Self Score	DCA Score
	TOTALS:	92	20	20
10.	MARKET CHARACTERISTICS	2	0	0
•	For DCA determination: 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 tenan		Yes/No A.	Yes/No
А.	base as the proposed project?	L	A.	
В.	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?	е	В.	
-	Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?		С.	
D.	Is the capture rate of a specific bedroom type and market segment over 55%?		D.	
	Scoring Justification per Applicant			
	DCA's Comments:			
	EXTENDED AFFORDABILITY COMMITMENT (choose only one)	1	0	0
Α.	Waiver of Qualified Contract Right	1	Α.	
R	Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period? Tenant Ownership	1	в.	
Ъ.	Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).	I	D	
	DCA's Comments:			
12.	EXCEPTIONAL NON-PROFIT 0	3		
	Nonprofit Setaside selection from Project Information tab:		Yes/No	Yes/No
	Is the applicant claiming these points for this project?			
	Is this is the only application from this non-profit requesting these points in this funding round? Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?			
	DCA's Comments:			
13.	RURAL PRIORITY Competitive Pool: N/A - 4% Bond Urban or Rural: Urban	2		
	h 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 licant to designate these points to only one qualified project will result in no points being awarded.	Unit Total	222	
MGP	RAHF IV Edgewood Court MM, LLC 0.0090% Jonathan F.P. Rose NPSponsr 0 0.0000%	0		J
OGP1	Columbia Edgewood Court GP, LLC 0.0010% Jonathan F.P. Rose Developer Jonathan Rose Companies, LLC // Rc 0.0000%	Jonathan F.P	P. R	
OGP2 OwnCo		Jim Grauley 0		
Fed LF		0		
State L				
	Scoring Justification per Applicant DCA's Comments:			

Georgia Department of Community Affairs Housing Finance and Development Division 2017 Funding Application PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County REMINDER: Applicants must include comments in sections where points are claimed. DCA Score Self 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. Value Score Score Failure to do so will result in a one (1) point "Application Completeness" deduction. TOTALS: 92 20 20 14. DCA COMMUNITY INITIATIVES 2 0 0 A. Georgia Initiative for Community Housing (GICH) 1 Yes/No Yes/No Letter from an eligible Georgia Initiative for Community Housing team that clearly: A. < Select applicable GICH > 1. Identifies the project as located within their GICH community: 1 2. Is indicative of the community's affordable housing goals 2 3. 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? 4 5. Has not received a tax credit award in the last three years 5 NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded this point. http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp 1 **B.** Designated Military Zones Project site is located within the census tract of a DCA-designated Military Zone (MZ). R QCT? Yes Census Tract #: 206 DeKalb City: Atlanta County: Scoring Justification per Applicant DCA's Comments: **15. LEVERAGING OF PUBLIC RESOURCES Competitive Pool chosen:** N/A - 4% Bond 4 0 0 Yes/No Yes/No Indicate that the following criteria are met: a) Funding or assistance provided below is binding and unconditional except as set forth in this section. Unmet criterion results in no a) b) Resources will be utilized if the project is selected for funding by DCA. b) points! c) Loans are for both construction and permanent financing phases. C 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 d) 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. e) f) If 538 loans are beng considered for points in this section, the funds will be obligated by USDA by September 30, 2017. **1.** Qualifying Sources - New loans or new grants from the following sources: Amount Amount a) Federal Home Loan Bank Affordable Housing Program (AHP) a b) Replacement Housing Factor Funds or other HUD PHI fund b) b c) HOME Funds C) C) d) Beltline Grant/Loan d) d) e) Historic tax credit proceeds e) e) f) Community Development Block Grant (CDBG) program funds f) g) National Housing Trust Fund g) g h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fund h) h i) Foundation grants, or loans based from grant proceeds per QAP j) Federal Government grant funds or loans 0 Total Qualifying Sources (TQS): 0 2. Point Scale Total Development Costs (TDC): 48,237,392 TQS as a Percent of TDC: 0.0000% Scoring Justification per Applicant 0.0000% DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

3

2017 Funding Application

Housing Finance and Development Division

	PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, D	eKalb 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 sco Failure to do so will result in a one (1) point "Application Completeness" deduction.	ring decisions.	Score Value	Self DCA Score Score
		TOTALS:	92	20 20
	Selection Criteria	Ranking Pts Value Rang	e	Ranking Pts
	1. Presentation of the project concept narrative in the Application.	0 - 10		1.
	 Uniqueness of innovation. Demonstrated replicability of the innovation. 	0 - 10 0 - 5		2. 3.
	4. Leveraged operating funding	0-5		4.
	5. Measureable benefit to tenants	0 - 5		5.
	6. Collaborative solutions proposed and <u>evidence</u> of subject matter experts' <u>direct</u> involvement in the strategic concept development.	0 - 5		6.
	DCA's Comments:	0 - 40		Total: 0
17	INTEGRATED SUPPORTIVE HOUSING		3	0 0
	Integrated Supportive Housing/ Section 811 RA 10% of Total Units (max):	22	2	A. 0 0
	1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the Total Low Income Units	222	2	1.
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), Min 1 BR LI Units required	22		
	and is prepared to accept the full utilization by DCA of 10% of the units? 1 BR LI Units Proposed	36		_
	2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction	n for all PRA units?		2.
	 At least 10% of the total low-income units in the proposed Application will be one bedroom units? Applicant is willing to accept Assistance affordable to 50% AMI tenants? 			3.
Б			2	4. D
р.	 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 section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a section 8 project-based rental assistance from a Public Housing Authority which has elected to offer as sect	enant selection	3	B. 0 0
	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:			
	2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units:	0	0.0%	2.
	Scoring Justification per Applicant			
	DCA's Comments:			
18.	HISTORIC PRESERVATION (choose A or B)		2	0 0
	The property is: <pre><<select applicable="" status="">></select></pre> Historic Credit Equity:	0		
Α.	Historic <u>and</u> Adaptive Reuse Historic adaptive reuse units:	0	2	A.
	The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units	222		
	certified historic structure. % of Total < Enter here Applicant's Narrative of how building will be reused >>	0.00%		
	<< Enter here Applicant's Narrative of now building will be reused >>			
B	Historic Nbr Historic units:	0	1	B.
Ъ.	The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved Total Units	222	I	
	NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%		
	DCA's Comments:			
40			2	
19.	HEALTHY HOUSING INITIATIVES (choose A or B or C)		3	0 0
	Pre-requisites:			Agree or Y/N Agree or Y/N
	1. In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:			

Georgia	Department of	Community	/ Affairs
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Georgia Department of Community Affairs	2017 Funding Application	Housing Finance a	nd Development Divisio
PART NINE - SCORI	NG CRITERIA - 2017-0 Edgewood Court Apartmen	ts, Atlanta, DeKalb County	
Disclaimer: DCA Threshold and Scoring section reviews pertain of	ants must include comments in sections where points are claimed. only to the corresponding funding round and have no effect on subsequent or futur ill result in a one (1) point "Application Completeness" deduction.	re funding round scoring decisions.	ore Self DCA lue Score Score
 a) A local Community Health Needs Assessment (CHNA) b) The "County Health Rankings & Reports" website: c) The Center for Disease Control and Prevention – Communication 2. The Applicant identified target healthy initiatives to local of 3. Explain the need for the targeted health initiative propose 	community needs?		2 20 20
 b) The services will be provided at least monthly and be c) The preventive health initiative includes wellness and 2. Description of Service (Enter "N/a" if necessary) 	screenings and or Wellness Services at the proposed project?		3 0 0 a) b) c) Cost to Resident
a) b) c) d)			
 B. Healthy Eating Initiative Applicant agrees to provide a Healthy Eating Initiative, as defined 1. The community garden and edible landscape will: a b c <li< td=""><td> a) Emphasize the importance of local, seasonal, and healthy food? b) Have a minimum planting area of at least 400 square feet? c) Provide a water source nearby for watering the garden? d) Be surrounded on all sides with fence of weatherproof construction a) Meet the additional criteria outlined in DCA's Architectural Manual e of charge to the residents and will feature related events? </td><td>on? al – Amenities Guidebook?</td><td>2 0 0 a) b) c) d) e) 2.</td></li<>	 a) Emphasize the importance of local, seasonal, and healthy food? b) Have a minimum planting area of at least 400 square feet? c) Provide a water source nearby for watering the garden? d) Be surrounded on all sides with fence of weatherproof construction a) Meet the additional criteria outlined in DCA's Architectural Manual e of charge to the residents and will feature related events? 	on? al – Amenities Guidebook?	2 0 0 a) b) c) d) e) 2.
Description of Monthly Healthy Eating Programs a) b) c) d)		Description of Related Event	
 C. Healthy Activity Initiative Applicant agrees to provide a Healthy Activity Initiative, as def The dedicated multi-purpose walking trail that is ½ mile c Be well illuminated? Contain an asphalt or concrete surface? Include benches or sitting areas throughout course of trail Provide distance signage? 	or longer that promotes walking, jogging, or biking will: a) b)	nter type of Healthy Activity Initiative here >> f) Provide trash receptacles? g) Meet the additional criteria outlined in DCA Architectural Manual – Amenities Guidebook?	

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Georgia Department of Community Affairs 2017			2017 Fund	Inding Application			Housing Finar	lopment Divisior	
	PART NINE - SCOR	ING CRITERI	A - 2017-0 Ed	gewood Coui	rt Apartmen	ts, Atlanta, De	Kalb County		
<u>Disclaimer:</u> DCA	Threshold and Scoring section reviews pertain	only to the correspor	comments in section ading funding round an) point "Application (d have no effect on s	subsequent or futu	re funding round scorir	ng decisions.	Score Value	Self DCA Score Score
							TOTALS:	92	20 20
e) Provide 1 piece o	f fitness equipment per every 1/8 mile	of trail?	e)			Length of Trail			miles
2. The monthly edu Scoring Justification p	cational information will be provided fre	ee of charge to the	e residents on relat	ed events?				2.	
DCA's Comments:									
DCA's Comments.									
20. QUALITY EDUC		,						3	0 0
Application develops NOTE: 2013-2016	a property located in the attendance zo		•	schools as determ	nined by the sta	te CCRPI?		_	
CCRPI Data Must	District / School Systen Tenancy	n - from state CCF	RPI website:	Family					
Be Used	If Charter school used,	does it have a de	signated (not distri		ce zone that in	cludes the property	/ site?		
				CC	CRPI Scores fro	om School Years E	inding In:	Average	CCRPI >
School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	2015	2016	CCRPI Score	State Average?
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
 d) Primary/Elementary e) Middle/Junior High 									
f) High								_	
Scoring Justification	er Applicant								
	FF								
DCA's Comments:									

Georgia Department	eorgia Department of Community Affairs			2017 Funding Application Hou			Housing Finance and Development Divis		
	Р	ART NINE - SCORING CRITERI	A - 2017-0 Edg	ewood Court	Apartments, Atlanta, De	Kalb County			
Disclaimer:	DCA Threshold and S	KEMINUER: Applicants must include coring section reviews pertain only to the correspo Failure to do so will result in a one (nding funding round and	have no effect on sub	sequent or future funding round scori	ng decisions.	Score Value	Self Score	DCA Score
						TOTALS:	92	20	20
21. WORKFORCI	E HOUSING N	EED (choose A or B)	(Must use 2014 da	ta from "OnTheMa	ap" tool, but 2015 data may be	used if available)	2	0	0
A. Minumum iob	os threshold met a	and 60% of workers within a 2-mile radius	travel over 10 miles	to their place of w	ork		2		
•	ninimum jobs three						2		
Jobs	City of		Δ	tlanta Metro			Other	Rural	
Threshold	Atlanta	(Cherokee, Clayton, Cob	-		winnett, Henry and Rockdale of	ounties)	MSA	Area	
Minimum	20,000			15,000			6,000	3,000]
Project Site									
Min Exceeded by:	. 0.00%			0.00%			0.00%	0.00%	
	nile radius w/ work bs w/in the 2-mile ion per Applicant	dius: ers who travel > 10 miles to work: radius w/ workers travelling over 10 miles	0.00%	0.00%	HUD SA MSA / Non-MSA Urban or Rural	Atlanta-Sandy Spring MSA Urban	gs-Marietta		
	<i></i>								
22. COMPLIANCE Base Score Deductions Additions Scoring Justificati	ion per Applicant	ANCE					10	10 10	10
DCA's Comments	S:								
			TOTAL POS	SIBLE SCOR	E		92	20	20

EXCEPTIONAL NONPROFIT POINTS

INNOVATIVE PROJECT CONCEPT POINTS

0 20

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County			
REMINULE: Applicants must include comments in sections where points are claimed. Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

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

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

Edgewood Court Apartments Atlanta, DeKalb County

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

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

Edgewood Court Apartments Atlanta, DeKalb County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative Edgewood Court Apartments

Atlanta, DeKalb County

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

Scoring Section 16 - Innovative Project Concept Narrative Edgewood Court Apartments

Atlanta, DeKalb County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Signature

Title

Date [SEAL] **Specification** LIHTC

HOME

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

<u>Scale</u>

Per Project

Flexible Pool Rural Pool Extraordinary

Per Owner Per Round Per Project

Per Owner Per Round (% of HOME funds Per Unit (Avg)

HUD PIH Office of Capital Improvements - Total Development Costs

		ſ		l	Init TDC Limit by Be	edroom Size		Historic / CTC
	MSA	Туре	0	1	2	3	4+	MSA
	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
	-	Detached/Ser	133,109	174,341	211,588	258,924	304,750	Chattnooga
	Chattanooga		107,835	150,968	194,102	258,803	323,504	Chattnooga
	Chattanooga		124,813	163,799	199,390	245,408	291,530	Chattnooga
	Chattanooga		103,445	142,830	181,076	236,303	294,424	Chattnooga
	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 Valdosta	Elevator Row House	95,549 110,334	133,769 144,909	171,988 176,506	229,318 217,443	286,647 258,414	Valdosta Valdosta
	Valdosta		91,210	125,895	159,553	208,108	258,414	Valdosta
	Valuusia	Walkup				200,100	239,274	Valuusia
			HOME 221(c	I)(3) Unit Subsidy Lir	nits		0.00	100 000
			Linit Cost Lim				0 BR 110,481	1 BR 2 BR
			Unit Cost Lin	ш			110,481	126,647 154,003
Category			Specification				Scale	
	_						<u></u>	
Annual Operating Expenses			العامم	City of Atlanta			Dorlinit	
Annual Operating Expense	es		Urban	City of Atlanta Other MSA			Per Unit	
			Dural	MSA			Per Unit Per Unit	
			Rural	Non-MSA w/out U			Per Unit	
				Non-MSA with US	-		Per Unit	
Replacement Reserve Pyr	nt		Rehab	WUIT-WIJA WIULUS	on i manuny		Per Unit Per Unit	
Replacement Reserve Pyr	in		New				Per Unit	
				y and Duplex			Per Unit	
			Historic Reha				Per Unit	
Development Or 1				10				
Development Costs			Tau Ora !!! *	n llootig - E-			Dec Deci 1 5	on Drofik on Later V
Pre-Development Costs				pplication Fee				or Profit or Joint Venture
				pplication Fee	- F - - - - - - - - - -		Per Project - N	Ionprotit
			Tax Credit Le	etter of Determinatio	I Fee			

Tax Credit Letter of Determination Fee DCA HOME Consent Loan Pre-Application Fee

Per Project - For Profit or Joint Venture

Hard Costs Construction Contingency	DCA HOME Consent Loan Pre- Rehab New Rehab	Application Fee	Per Project - Nonprofit Avg Per "Dwelling" unit hard costs - not inc LESSER OF % of Construction Hard Costs OR Dollar amount LESSER OF % of Construction Hard Costs
Builder Profit Builder's Overhead General Requirements (exclusive of Contractor Svcs) Professional Services DCA-Related Costs		s, Post Award Project Concept Amendments, F	
Developer's Fee	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) USDA 515 or URFA Fee Single Family Detached or Duplex fee HOME Non-compliant Reinspection Fee	Per Unit Per Unit Per Dwelling Per Unit Per Unit or File Plus travel Maximum Maximum Waiver Amount for 4% bond app
	Identity of Interest No Identity of Interest	New Construction Acq / Rhb Acq portion Rhb portion Rehabilitation % DF to bldg acq	% of (TDC - budgeted DF - Demo - uw Lar % of Existing Structures acquisition cost (ir % of (TDC - budgeted DF - uw Land - Acq % of (TDC - budgeted DF - uw Land - Acq % of (TDC - budgeted DF - uw Land) LESSER OF % of (TDC - uw Land - budge OR percentage proposed
Operating Deficit Reserve Rent-Up Reserve LIHTC Final Inspection Fee	Deferred DF Term (Years) Deferred DF % of Total DF		Mths of Year 1 Debt Service (out of 12) Mths of Year 1 O&M Expense (out of 12) Mths of projected operating expenses Per Project
Proforma Operating Forecast Number of Persons in Family and Percentage Adju: Revenue Growth Rate V&C Loss Rate (Non-PBRA/USDA) V&C Loss Rate (PBRA/USDA) Operating Expense Growth Rate Replacement Reserve Annual Payment Growth Rate Operating Reserve Annual Payment Growth Rate			12370%80%90%Per Operation YearPer Operation Year
Setasides Pools	Nonprofit CHDO Rural		Percent of available 9% credit pool Amount from state HOME allocation Percent of available 9% credit pool
Unit Accessibility	Flexible Equipped for Mobility Disabled f With Roll-In Shov Equipped for Hearing- and Sigh	vers	Percent of available 9% credit pool Percent of Total Units Percent of Units Equipped for Mobility Disa Percent of Total Units
			Assumed Family Size Adjustments # Bdrms Adi AFS

<u># Bdrms</u>	<u>Adj</u>	AFS
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

			SO				
Unit Type Use	Appliance Ty 0 BF	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR

Largor	Heating	Natural Gas	6	8	10	12	16	5	8
Larger	ricuting	Propane	22	30	37	46	56	17	26
Apartment		Electric	9	13	17	20	26	6	11
Building (5+		Electric Heat I	4	5	6	9	11	2	2
Units)	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		15	21	27 9	33	42	15	21
	Air Cond. Hot Water	Electric Natural Gas	5	6 4	6	<u>12</u> 7	14 8	8	<u>10</u> 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 Collect	ion	15	15	15	15	15	15	15
	Range/Microw		11	11	11	11	11	11	11
	Refrigerator	Electric	13	13	13	13	13	13	13
Lowrise	Heating	Natural Gas	7	10	12	16	20	6	8
Apartment		Propane Electric	23 12	35 17	41 20	54 26	70 30	19 8	27 12
(2-4 units)		Electric Heat I	4	5	6	20	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
	sooning	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
	Mater	Electric	9 17	14	19	24 28	28	<u>9</u> 17	14 18
	Water Sewer		17	20 21	23 25	28 31	34 37	17	20
	Trash Collect	ion	15	15	15	15	15	15	20 15
	Range/Micro	N Electric	11	11	11	11	11	11	11
		Electric	13	13	13	13	13	13	13
Single	Heating	Natural Gas	8	12	16	19	24	7	9
Family		Propane	30	43	56	70	89	22	30
-		Electric	14	20	26	31	39	10	14
Home	0	Electric Heat I	9	14	16	18	24	4	6
	Cooking	Natural Gas	2 7	3 11	3	4	5	2 11	3
		Propane Electric	7 5	7	13 9	15 12	20 15	5	13 7
	Other 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	1	18	21	25	31	37	19	20
	Trash Collect Range/Microv	ION Lastria	15	15	15	15	15	15	15
	Refrigerator	Electric	11 13	11 13	11 13	11 13	11 13	11 13	11 13
Single	Heating	Natural Gas	8	13	13	13	22	6	9
Single	rounny	Propane	28	39	50	63	72	22	30
Family		Electric	13	18	23	28	35	9	13
Attached		Electric Heat I	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
	Other El 11	Electric	5	7	9	12	15	5	7
	Other Electric		15	21	27	33	42	15	21
	Air Cond. Hot Water	Electric Natural Gas	6 3	8 4	<u>10</u> 6	<u>12</u> 7	16 8	8	<u>12</u> 5
	TOU WALCI	Propane	3 11	4 15	22	26	° 30	3 11	15
		Electric	9	14	19	20	28	9	15
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
	Trash Collect	ion	15	15	15	15	15	15	15
	Range/Microv Refrigerator		11 13	11 13	11 13	11 13	11 13	11 13	11 13

	2016							
Area	<u>AMI</u>	State	County Name	Utility Region	(Non)Metropolitan SA	MSA?	FMR MSA	<u>FMR MSA</u>
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Cour	Ν
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	Ν
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon Count	Ν
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA N	Y
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cour	Ν

Augusta Schmor 93/00 C0 North Isteric Cu North M North M <th< th=""><th></th><th>50.000</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></th<>		50.000							
Babbin Co. 50.00 DE Bathom Nuch Altans Samg' Samg-Samg' Samg-Machan State Iterator Non-MSA Bartin Corr N Beh III Co. 30.200 H. Bartin Corr MAD Matrix (SA) Berlin Corr N Berlin Co. 30.200 H. Bartin Corr MAD Matrix (SA) Berlin Corr N Burner Co. 50.000 H. Board Scath Burner Corr N MAD Burner Corr N MAD Burner Corr N MAD Burner Corr N MAD Scath Scath Burner Corr N MAD Carr N Carradian Corr 11.000 K.S Burner Corr MAD Carradian Corr N MSA Again Corr N N Carradian Corr N MSA Again Corr N Carradian Corr N MSA Again Corr N Carradian Corr N MSA Again Corr Scath Carradian Corr N MSA Again Co	5							-	
Benker, Co. 53-900 DC. Benker, M.S., M.S	Bacon Co.			Barrow	North		MSA	Atlanta-Sand	
Brieffich3.202FLBerlamSouthBerlam (G.Non-M/SBerlam (G.Non-M/S<	Baldwin Co.	50,000	DE	Bartow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Ben Hill SA200 FL Berner Co. SA200 FL Berner Co. SA200 FL Berner Co. SA200 HI Berner Co. SA200 HI Berner Co. SA200 HI Berner Co. SA200 HI Berner Co. Marco Marco SA100 HI Berner Co. Marco Mar	Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	Ν
Interlay Co. 43,700 GA Bibb North Macon MAA Macon Col. No. NAS Buraryck 49,700 ID Bransvick MAA Buraryck, G. Y Buraryck 49,700 ID Bransvick MAA Buraryck, G. Y Buraryck 49,700 ID Bransvick MAA Buraryck, G. Y Buraryck 49,700 IN Byban South Saternah MAA Buraryck, G. Y Camary Co 43,600 KY Bulis Saternah MAA Bulis Cambra MAA Bulis MAA MAA Bulis MAA MAA Bulis MAA MAA MAA Bulis MAA MAA MAA MAA MAA MAA MA									
Bitcky, Co., (7.80) H Bickky, Co., Nath, SA. Bursski, Co., Y Bultch, Co., 50.00 IL Brocks, South Valots, M.S., South, S., South, South, S., South									
Butursöck 44 700 D Brattrög South Bursöck MA A A A Valassia, G Y Baltr, Ca 63.400 N Pipe South Swarmah MA Swarmah, G Y Baltr, Ca 63.400 N Pipe South Baltr, Ca MA Baltr, Ca MA Susteman, G Y Cardier, Ca 63.700 N Baltr, Ca MA MA MA MA MA MA Baltr, Ca MA <									
Patters Co. 50.000 IL Brais Co. 54.000 IN Byrn Sourd Subsect MA Subsect MA Subsect MA Subsect Not MAS Buils Co. Not MA Buils Co. </td <td>,</td> <td></td> <td></td> <td>,</td> <td></td> <td>,</td> <td></td> <td>2</td> <td></td>	,			,		,		2	
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bits Co. 62.400 N Bran South Sourania MAA Sourania Lo Y Camedre Co. 61.700 KS Brikeh South Appate Richmond Co. MAA Appate Rich Y Charlan Co. 61.700 KS Brike South Appate Richmond Co. MAA Appate Richmond Co. MAA Charlan Co. 51.400 LA Cafford Co. Non MSA Candro Co. Non MSA Non	Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA	Y
Cabba Co. 40 400 FA Billoch South Bulch Co. NorMASA Bulgs Co. Cander Co. 3.600 KY Bills North Bills Co. MASA Bills Co. MASA Bills Co. North Bills Co. North SA Cander Co. No	Butts Co	63,400		Brvan	South	Savannah	MSA	Savannah, G	Y
Candide Co. 617.00 KY Buils South Augusta-Helmonic MSA Buils Main Chaltancoga 51.00 LA Cahoun South Cahoun Co. Mon.MSA Buils Cahoun Co. Mon.MSA Cahoun Co. Non.MSA									
Camber Co. 43.600 KY Buts North Butis Co. MSA Cathology									
Chattancoa 51,000 IAE Calmon South Calmon Co. Norm MSA Candro IN Chattancoa 41,700 MD Candrel South Candrel Co. Norm MSA Candrel Court Ni Chattancoa 41,700 MD Candrel Court Nish Adatas Candrel Court Nish Candrel Court Nish Candrel Court Nish Calmator Yi Calma Co 43,900 MN Calmator Calmator Nish Calmator Yi Calmator Calmator Nish Calmator Yi Calmator Nish Calmator Nish Calmator Nish Calmator Calmator Nish Calmator Calmator Nish Calmator Calmator Nish Calmator Calmator Calmator Calmator Nish Calmator Calmator Calmator Calmator Calmator Nish Calmator Calmator Calmator Calmator Calmator Calmator Calmator Nish Calmator Nish						-		0	
Chattorago 0.1300 MF Carrelen South Carrelen South Carrelen North Allenta-Sandy Springs-Meitelli MSA Carrelen N Clay Co. 29,100 MA Carrelen North Allenta-Sandy Springs-Meitelli NSA Chattoro Co. NSA Savennah NSA Savennah NSA Chattoro Co. NSA Adurat-Sandy Chattoro Co. NSA Adurat-Sandy NSA	Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y
Cheltogico. 91,00 MA Cantelle South Canteller Co. Mon. M. Attant-Sonty Spirthy-Minet MSA Attant-Sonty Attant-Sonty Clieh Co. 43,000 M.M Cathoran North Chattancoaga MSA Attant-Sonty MSA Cathatancoaga Y Columbus 39,800 MS Chattancoaga MSA Cathatancoaga MSA Cathatancoaga Y Columbus 39,800 MS Chattancoaga MSA Cathatancoaga MSA Cathatancoaga Y Cathatancoaga MO Chattancoaga Mon Cathatancoaga MSA Attantatancoaga Y Cathatan Attantancoaga MSA Attantatancoaga MSA Attantatancoaga Y Cathatan MSA Mathatancoaga MSA Attantatancoaga Y Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga	Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Cou	Ν
Cheltogico. 91,00 MA Cantelle South Canteller Co. Mon. M. Attant-Sonty Spirthy-Minet MSA Attant-Sonty Attant-Sonty Clieh Co. 43,000 M.M Cathoran North Chattancoaga MSA Attant-Sonty MSA Cathatancoaga Y Columbus 39,800 MS Chattancoaga MSA Cathatancoaga MSA Cathatancoaga Y Columbus 39,800 MS Chattancoaga MSA Cathatancoaga MSA Cathatancoaga Y Cathatancoaga MO Chattancoaga Mon Cathatancoaga MSA Attantatancoaga Y Cathatan Attantancoaga MSA Attantatancoaga MSA Attantatancoaga Y Cathatan MSA Mathatancoaga MSA Attantatancoaga Y Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga MSA Attantatancoaga	Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	Ν
Clay Co. 29,100 MA Carnel North Aldenta-Sandy Spring-Marieta MSA Attan-Sand Y Caffie Co. 43,900 MN Cafatora South Sounnah MSA Cafatora NAS Cafatora NAS Cafatora South Sounnah MSA Attana-Sonty Y Cafatora South Cafatora North Attana-Sonty Y Dactara South South Attana-Sonty Y Dacing Co. 41,200 NH Caryon North Attana-Sonty South Attana-Sonty NH Attana-Sonty Y Dacing Co. NA Attana-Sonty NH Attana-Sonty </td <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	0								
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Putnam Co.52,700HeardNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYQuitman Co.34,200HenryNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYRabun Co.52,200HoustonNorthWarner RobinsMSAWarner RobinsYRandolph Co.36,900IrwinSouthIrwin Co.Non-MSAIrwin County,NRome48,600JacksonNorthJackson Co.Non-MSAJackson CouNSavannah63,500JasperNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYSchley Co.53,800Jeff DavisSouthJeff Davis Co.Non-MSAJeff Davis Co.Non-MSAJeff Davis Co.Non-MSA	Pulaski Co.			Hart		Hart Co.		Hart County.	Ν
Quitman Co.34,200HenryNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYRabun Co.52,200HoustonNorthWarner RobinsMSAWarner RobinsYRandolph Co.36,900IrwinSouthIrwin Co.Non-MSAIrwin County,NRome48,600JacksonNorthJackson Co.Non-MSAJackson CouNSavannah63,500JasperNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYSchley Co.53,800Jeff DavisSouthJeff Davis Co.Non-MSAJeff Davis CoN									
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Rome48,600JacksonNorthJackson Co.Non-MSAJackson CouNSavannah63,500JasperNorthAtlanta-Sandy Springs-MariettaMSAAtlanta-SandyYSchley Co.53,800Jeff DavisSouthJeff Davis Co.Non-MSAJeff Davis CoNon-MSA									
Savannah 63,500 Jasper North Atlanta-Sandy Springs-Marietta MSA Atlanta-Sandy Y Schley Co. 53,800 Jeff Davis South Jeff Davis Co. Non-MSA Jeff Davis Co N	Randolph Co.	36,900		Irwin	South	Irwin Co.	Non-MSA	Irwin County,	Ν
Savannah 63,500 Jasper North Atlanta-Sandy Springs-Marietta MSA Atlanta-Sandy Y Schley Co. 53,800 Jeff Davis South Jeff Davis Co. Non-MSA Jeff Davis Co N	Rome	48,600		Jackson	North	Jackson Co.	Non-MSA	Jackson Cou	Ν
Schley Co. 53,800 Jeff Davis South Jeff Davis Co. Non-MSA Jeff Davis Co N	Savannah			Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	
	,								
	SUEVEN CO.	47,000		Jenerson	NUTUR	Jellerson CO.	NUT-IVISA	Jeliel2011 COL	IN

Seminole Co.	39,200
Stephens Co.	48,200
Stewart Co.	33,400
Sumter Co.	44,300
Talbot Co.	40,000
Taliaferro Co.	37,500
Tattnall Co.	48,400
Taylor Co.	35,900
Telfair Co.	34,500
Thomas Co.	44,000
Tift Co.	42,800
Toombs Co.	47,700
Towns Co.	46,900
Treutlen Co.	47,500
Troup Co.	52,000
Turner Co.	35,100
Union Co.	49,000
Upson Co.	44,700
Valdosta	50,300
Ware Co.	47,700
Warner Robins	59,300
Warren Co.	34,900
Washington Co.	47,000
Wayne Co.	44,600
Webster Co.	52,800
Wheeler Co.	32,400
White Co.	52,600
Wilcox Co.	39,600
Wilkes Co.	40,600
Wilkinson Co.	45,200

Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Cour	N
Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N
Jones	North	Macon	MSA	Macon, GA N	Y
Lamar	North South	Lamar Co. Valdosta	MSA MSA	Lamar Count	Y Y
Lanier Laurens	North	Laurens Co.	Non-MSA	Valdosta, GA Laurens Coui	r N
	South		MSA		Y
Lee	South	Albany Hinesville-Fort Stewart	MSA	Albany, GA № Hinesville-Fo	Y
Liberty		Lincoln Co.			Y
Lincoln	North		MSA	Lincoln Coun	Y
Long Lowndes	South South	Long Co. Valdosta	MSA MSA	Long County, Valdosta, GA	Y
	North		Non-MSA	Lumpkin Cou	N
Lumpkin		Lumpkin Co. Macon Co.			N
Macon Madison	North	Athens-Clarke Co.	Non-MSA MSA	Macon Count Athens-Clark	Y
Marion	North North	Columbus	MSA	Columbus, G	Y
McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Ŷ
McIntosh	South	Brunswick	MSA	Brunswick, G	Y
Meriwether	North	Meriwether Co.	MSA	Meriwether C	Ŷ
Miller	South	Miller Co.	Non-MSA	Miller County	N
Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Courty	N
Monroe	North	Monroe Co.	MSA	Monroe Cour	Y
Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N
Morgan	North	Morgan Co.	MSA	Morgan Cour	Y
Murray	North	Murray Co.	MSA	Murray Count	Ŷ
-	North	Columbus	MSA	Columbus, G	Y
Muscogee Newton		Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Oconee	North North	Athens-Clarke Co.	MSA	Athens-Clark	Y
	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Oglethorpe			MSA		Y
Paulding	North	Atlanta-Sandy Springs-Marietta		Atlanta-Sand	r N
Peach Pickens	North	Peach Co.	Non-MSA	Peach Count	Y
Pierce	North	Atlanta-Sandy Springs-Marietta	MSA Non-MSA	Atlanta-Sand Pierce Count	r N
Pike	South	Pierce Co. Atlanta Sandy Springs Mariatta	MSA	Atlanta-Sand	Y
Polk	North North	Atlanta-Sandy Springs-Marietta Polk Co.	Non-MSA		r N
Pulaski	South	Pulaski Co.	Non-MSA	Polk County, Pulaski Coun	N
Putnam	North	Pulaski Co. Putnam Co.	Non-MSA	Pulaski Couri Putnam Cour	N
	South	Quitman Co.	Non-MSA	Quitman Cou	N
		Outifian CO.			IN
Quitman					N
Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N
Rabun Randolph	North South	Rabun Co. Randolph Co.	Non-MSA Non-MSA	Rabun Count Randolph Co	Ν
Rabun Randolph Richmond	North South Local PHA	Rabun Co. Randolph Co. Augusta-Richmond Co.	Non-MSA Non-MSA MSA	Rabun Count Randolph Co Augusta-Rich	N Y
Rabun Randolph Richmond Rockdale	North South Local PHA North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta	Non-MSA Non-MSA MSA MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand	N Y Y
Rabun Randolph Richmond Rockdale Schley	North South Local PHA North North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co.	Non-MSA Non-MSA MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count	N Y Y N
Rabun Randolph Richmond Rockdale Schley Screven	North South Local PHA North North South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co.	Non-MSA Non-MSA MSA MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand	N Y Y
Rabun Randolph Richmond Rockdale Schley Screven Select City first	North South Local PHA North North South Select City first	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou	N Y N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole	North South Local PHA North North South Select City first South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co.	Non-MSA Non-MSA MSA NSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi	N Y N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding	North South Local PHA North North South Solect City first South North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand	N Y N N Y
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens	North South Local PHA North North South Select City fir: South North North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co.	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co	N Y N N Y N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart	North South Local PHA North North South Select City fir: South North North South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co.	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour	N Y N N Y N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter	North South Local PHA North South South South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co.	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun	N Y N N Y N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot	North South Local PHA North South South South South South South South North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co.	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count	N Y N N Y N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro	North South Local PHA North South South South South South South South North North North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co.	Non-MSA Non-MSA MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co	N Y N N Y N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall	North South Local PHA North South South South South South North South North North South North South North South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Tatinall Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun	N Y N N Y N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor	North South Local PHA North South South South South North South North North North South North South North South North	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Tatinall Co. Taylor Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun Taylor Count	N Y N N Y N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair	North South Local PHA North South South South South North South North South North South North South North South North South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun Taylor Count Telfair Count	N Y N N Y N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell	North South Local PHA North South South South South North South North South North South North South North South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tattnall Co. Taylor Co. Telfair Co. Albany	Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun Taylor Count Telfair Count Albany, GA N	N Y N N Y N N N N N Y
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas	North South Local PHA North South South South South North South North South North South North South South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun Taylor Count Telfair Count Albany, GA N Thomas Cou	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift	North South Local PHA North South South South South North South North South North South South South South South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Co Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Coun Taylor Count Telfair Count Albany, GA N Thomas Coui Tift County, C	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs	North South Local PHA North South South South North North South North South North South South South South South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Tatinall Co. Tatinall Co. Tatylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co.	Non-MSA Non-MSA MSA Non-MSA Non-MSA MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbart Count Taliaferro Co Tattnall Count Tatlail Count Tatlail Count Talbary, GA M Thomas Coui Tift County, C Toombs Coui	N Y Y N N N N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns	North South Local PHA North South South South North South North South North South North South South South South South South South South South South	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatlnall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co.	Non-MSA Non-MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbart Count Taliaferro Co Tattnall Count Taylor Count Telfair Count Albany, GA M Thomas Coui Tift County, C Toombs Coui Towns Count	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen	North South Local PHA North South South South North North South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Stewart Co. Sumter Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Tattnall Co. Tattnall Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co.	Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbat Count Taliaferro Co Tattnall Count Taliaferro Co Tattnall Count Telfair Count Albany, GA M Thomas Coui Tift County, C Toombs Coui Towns Count	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup	North South Local PHA North South South South North South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Sumer Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Tatinall Co. Tatinall Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co.	Non-MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Count Taliaferro Co Tattnall Count Telfair Count Albany, GA M Thomas Coui Tift County, G Toombs Coui Towns Count Treutlen Cou	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner	North South Local PHA North South South South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Sumter Co. Tablot Co. Taliaferro Co. Tatinall Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co. Treutlen Co. Troup Co.	Non-MSA MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Taliaferro Co Tattnall Count Taliaferro Co Tattnall Count Telfair Count Thomas Coui Tift County, G Thomas Coui Tift County, C Toombs Coui Towns Count Treutlen Cou	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs	North South Local PHA North South South South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Sumer Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co. Troup Co. Truure Co. Macon	Non-MSA MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Taliaferro Co Tattnall Count Taliaferro Co Tattnall Count Telfair Count Telfair Count Albany, GA N Thomas Coui Tift County, C Toombs Coui Towns Count Treutlen Cou Troup County Turner Count Macon, GA N	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union	North South Local PHA North South South South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Stewart Co. Sumter Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co. Treutlen Co. Troup Co. Turner Co. Macon Union Co.	Non-MSA MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Taltarl Count Taltar Count Telfair Count Albany, GA N Thomas Coun Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA N Union County	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson	North South Local PHA North South South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbot Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Towns Co. Treutlen Co. Troup Co. Truurer Co. Macon Union Co.	Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Taliot Count Taliot Count Taliot Count Taliaferro Co Tattnall Coun Taylor Count Telfair Count Albany, GA N Thomas Coun Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker	North South Local PHA North South South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Toombs Co. Torup Co. Treutlen Co. Truurer Co. Macon Union Co. Upson Co. Chattanooga	Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Talbot Count Talfaerro Co Tattnall Coun Taylor Count Telfair Count Albany, GA N Thomas Coun Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count Chattanooga	N Y Y N N Y N N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton	North South Local PHA North South South South North South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Towns Co. Treutlen Co. Truurer Co. Macon Union Co. Upson Co. Chattanooga Atlanta-Sandy Springs-Marietta	Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA NON-MSA NON-MSA NON-MSA NON-MSA NON-MSA NON-MSA NO	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Coun Talbot Count Talbot Count Talbot Count Taliaferro Co Tattnall Count Taylor Count Telfair Count Telfair Count Mbans Coui Tift County, C Toombs Coui Towns Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count Chattanooga Atlanta-Sand	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton Ware	North South Local PHA North South South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Taliaferro Co. Taliaferro Co. Tatinall Co. Taylor Co. Telfair Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Treutlen Co. Treutlen Co. Troup Co. Turner Co. Macon Union Co. Upson Co. Chattanooga Atlanta-Sandy Springs-Marietta Ware Co.	Non-MSA MSA MSA Non-MSA	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Talfar Count Talfar Count Taffar Count Taffar Count Taffar Count Taffar Count Taffar Count Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count Chattanooga Atlanta-Sand Ware County	N Y Y N N Y N N N N N N N N N N N N N N
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Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Troup Turner Twiggs Union Upson Walker Walton Ware Warren Washington	North South Local PHA North South South South North South North South South South South South South South South South South South South South South South South North South North South North South North South North South North South North South North South North South North South North South South North South South South South South South South South North South North South North South North South North South North South North South South North South South North South North South North South North South North South North South North South North South South North South South South South South South South South South South South South South South North South North South North South North South North South North South North South South South South South South South North South South North South South North South South North South South North South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbot Co. Tathnall Co. Taylor Co. Teifiar Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Toombs Co. Treutlen Co. Treutlen Co. Troup Co. Turner Co. Macon Union Co. Upson Co. Chattanooga Atlanta-Sandy Springs-Marietta Ware Co. Warnen Co.	Non-MSA MSA MSA Non-MS	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Talfarro Co Tattnall Coun Taylor Count Talfar Count Albany, GA M Thomas Count Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA M Union County Upson Count Chattanooga Atlanta-Sand Ware County Warren Coun Washington (N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton Ware Warren Washington Wayne	North South Local PHA North South South South North South North South South South South South South South South South South South South North South North South North North North North North North North North North North North North North North South North North North North North North South North South North South North South North South North No	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbaferro Co. Tathnall Co. Taylor Co. Teifir Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Toombs Co. Tourne Co. Macon Union Co. Upson Co. Chattanooga Atlanta-Sandy Springs-Marietta Ware Co. Warnen Co. Washington Co. Wayne Co.	Non-MSA MSA MSA Non-MS	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Talfarro Co Tattnall Coun Taylor Count Telfair Count Telfair Count Telfair Count Thomas Count Tift County, C Toombs Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count Chattanooga Atlanta-Sand Ware Count Washington (Wayne Coun	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton Ware Warren Washington Wayne Webster	North South Local PHA North South South South North South North South South South South South South South South South South South South North South North South North North North North North North North North North North North North North North South North North North South North North South North South North South North South North South North North South North North North North North North North North South North North North South North North North South North North South North North South North North South North North South North North South South North South North South North South North South South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbot Co. Taliaferro Co. Tattnall Co. Taylor Co. Teifir Co. Albany Thomas Co. Tift Co. Toombs Co. Toombs Co. Treutlen Co. Treutlen Co. Troup Co. Turner Co. Macon Union Co. Upson Co. Chattanooga Atlanta-Sandy Springs-Marietta Ware Co. Warnen Co. Washington Co. Washington Co. Wabster Co.	Non-MSA MSA MSA Non-MS	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talbot Count Talfair Count Talfair Count Talfair Count Talfair Count Telfair Count Telfair Count Tift County, C Toombs Couu Towns Count Treutlen Cou Troup County Turner Count Macon, GA N Union County Upson Count Chattanooga Atlanta-Sand Ware Count Washington (Wayne Coun	N Y Y N N N Y N N N N N N N N N N N N N
Rabun Randolph Richmond Rockdale Schley Screven Select City first Seminole Spalding Stephens Stewart Sumter Talbot Taliaferro Tattnall Taylor Telfair Terrell Thomas Tift Toombs Towns Treutlen Troup Turner Twiggs Union Upson Walker Walton Ware Warren Washington Wayne Webster Wheeler	North South Local PHA North South South South North South North South South South South South South South South South South South South North South North South North North North North North North North North North North North North North North North South North North North North North South North North North North South North South North North North North North South North North South North North South North North South South South North South South North South South South South North South South South North South So	Rabun Co. Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta Schley Co. Screven Co. Select City first Seminole Co. Atlanta-Sandy Springs-Marietta Stephens Co. Stewart Co. Sumter Co. Talbot Co. Talbot Co. Talbaferro Co. Tathall Co. T	Non-MSA MSA MSA Non-MSA Non-MSA MSA Non-MSA No	Rabun Count Randolph Co Augusta-Rich Atlanta-Sand Schley Count Screven Cou Seminole Coi Atlanta-Sand Stephens Co Stewart Cour Sumter Count Talbot Count Talbot Count Talbot Count Talfair Count Talfair Count Talfair Count Albany, GA M Thomas Cou Tift County, C Toombs Cou Treutlen Cou Troup County Turner Count Macon, GA M Union County Union County Union County Upson Count Chattanooga Atlanta-Sand Ware County Warren Coun Washington (Wayne Cou	N Y Y N N N Y N N N N N N N N N N N N N
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Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	Ν
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	Ν
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%

) (Unit TDC Limit by Bedroom Size				
Туре	0	1	2	3	4+
Detached/Sei	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/Sei	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/Sei	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/Sei	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/Sei	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/Sei	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/Sei		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/Sei	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/Sei	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

199,229

4 BR

199,229

Minimum	Maximum	_
1,000	0	Maximum is project-specific

Minimum Maximum

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
5,500
5,000
1,000

:luding community bldgs and common areas. $\ensuremath{\mathfrak{s}}$

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cluding Acquisition Legal Fees) Lgl Fees - Existing Structures) Lgl Fees - Existing Structures)

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DCA Rural	Tax-Exempt
Rural	Abbeville Housing Authority
Rural	Acworth Downtown Development Authority
Rural	Adairsville Development Authority
Urban	Adairsville Downtown Development Authority
Rural	Albany-Dougherty Inner City Authority

<u>City</u> Abbeville Acworth Adairsville Adel Adrian

<u>County</u> Wilcox Cobb Bartow Cook Johnson

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Rural	Alma Downtown Development Authority	Ailey	Montgomery
Urban	Arabi Industrial Development Authority	Alamo	Wheeler
Urban Rural	Arlington Housing Authority	Alapaha Albany	Berrien Dougherty
Rural	Athens-Clarke County Downtown Development Authority Atkinson County-Coffee County Joint Development Author		Lamar
Urban	Atlanta Development Authority	Allenhurst	Liberty
Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson
Urban	Bacon County Development Authority	Alma	Bacon
Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton
Urban	Barnesville Housing Authority	Alston	Montgomery
Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham
Rural Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose Americus	Coffee Sumter
Rural	Berrien County Development Authority Boston Downtown Development Authority	Andersonville	Sumter
Rural	Bowdon Housing Authority	Appling	Columbia
Rural	Brantley County Development Authority	Arabi	Crisp
Urban	Bremen Housing Authority	Aragon	Polk
Rural	Brooks County Development Authority	Arcade	Jackson
Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch
Urban Rural	Bryan County-Pembroke Development Authority Butts, Henry, Lamar and Spalding County Joint Developm	Arlington	Calhoun Oglethorpe
Rural	Byron Development Authority	Ashburn	Turner
Urban	Byron Downtown Development Authority	Athens	Clarke
Urban	Byron Redevelopment Authority	Atlanta	Fulton
Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur
Urban	Camden County Joint Development Authority	Auburn	Barrow
Rural	Canton Development Authority	Augusta	Richmond
Urban Rural	Carrollton Redevelopment Authority Cartersville Development Authority	Austell Avalon	Cobb Stephens
Rural	Cartersville Downtown Development Authority	Avera	Jefferson
Rural	Catoosa County Development Authority	Avondale Estat	
Rural	Cedartown Development Authority	Baconton	Mitchell
Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur
Rural Rural	Central Georgia Joint Development Authority	Baldwin Ball Cround	Habersham Cherokee
Rural	Central Savannah River Area Unified Development Author Central Valdosta Development Authority	Barnesville	Lamar
Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson
Rural	Chattooga County Development Authority	Barwick	Thomas
Urban	Cherokee County Development Authority	Baxley	Appling
Rural	City of Alpharetta Development Authority	Bellville	Evans
Rural Urban	City of Barnesville and County of Lamar Development Autl City of Cairo Development Authority	Berkeley Lake	
Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt
Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow
Rural	City of Commerce Downtown Development Authority	Between	Walton
Rural	City of Cumming Development Authority	Bibb City	Muscogee
Rural Rural	City of Dawson Development Authority City of Dublin and County of Laurens Development Author	Bishop Blacksboar	Oconee Pierce
Rural	City of Dublin and County of Ladiens Development Authority	Blacksville	Henry
Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union
Urban	City of Jesup Downtown Development Authority	Blakely	Early
Urban	City of Stockbridge, Georgia Downtown Development Auth		Chatham
Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin
Rural Urban	City of Sylvania Downtown Development Authority	Bluffton Blythe	Clay Richmond
Rural	City of Washington Downtown Development Authority City of Willacoochee Development Authority	Bogart	Oconee
Rural	Clay County Development Authority	Bonanza	Clayton
Urban	Clinch County Development Authority	Boston	Thomas
Rural	Consolidated Housing Authority of Talbot County, Georgia		Morgan
Rural	Coweta County Development Authority	Bowdon	Carroll
Rural Urban	Coweta, Fayette, Meriwether Joint Development Authority Crisp-Dooly Joint Development Authority	Bowersville Bowman	Hart Elbert
Rural	Dahlonega Downtown Development Authority	Braselton	Jackson
Urban	Development Authority for the City of Savannah	Braswell	Paulding
Rural	Development Authority of Appling County	Bremen	Haralson
Rural	Development Authority of Atkinson County	Brinson	Decatur
Rural	Development Authority of Bainbridge and Decatur County	Bronwood Brookhaven	Terrell DeKalb
Rural Urban	Development Authority of Baker County Development Authority of Banks County	Brooklet	Bulloch
Urban	Development Authority of Bartow County	Brooks	Fayette
Urban	Development Authority of Ben Hill County	Broxton	Coffee
Rural	Development Authority of Bibb County	Brunswick	Glynn
Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson
Urban Rural	Development Authority of Bulloch County	Buckhead Buena Vista	Morgan Marion
Rural	Development Authority of Burke County Development Authority of Butts County	Buena vista Buford	Gwinnett
	Sectorphion number of Dates County		

Has LIHTC Project Albany Alma Has LIHTC Project Alpharetta Has LIHTC Project Americus Has LIHTC Project Has LIHTC Project Aragon Arlington Has LIHTC Project Ashburn Has LIHTC Project Athens Has LIHTC Project Atlanta Has LIHTC Project Auburn Has LIHTC Project Augusta Has LIHTC Project Austell Has LIHTC Project Avondale Est Has LIHTC Project Has LIHTC Project Bainbridge Baldwin Has LIHTC Project Barnesville Has LIHTC Project Blackshear Has LIHTC Project Blairsville Has LIHTC Project Has LIHTC Project Blakely Bloomingdale Has LIHTC Project Blue Ridge Has LIHTC Project Bowman Has LIHTC Project Bremen Has LIHTC Project Has LIHTC Project Brunswick Buchanan Has LIHTC Project Buena Vista Has LIHTC Project Has LIHTC Project Buford Butler Has LIHTC Project Byron Has LIHTC Project Cairo Has LIHTC Project Calhoun Has LIHTC Project Camilla Has LIHTC Project Canton Has LIHTC Project Carrollton Has LIHTC Project Cartersville Has LIHTC Project Cave Spring Has LIHTC Project Cedartown Has LIHTC Project Chamblee Has LIHTC Project Chatsworth Has LIHTC Project Chickamauge Has LIHTC Project Clarkston Has LIHTC Project Claxton Has LIHTC Project Clayton Has LIHTC Project Cleveland Has LIHTC Project Cochran Has LIHTC Project College Park Has LIHTC Project Columbus Has LIHTC Project Commerce Has LIHTC Project Has LIHTC Project Conyers Cordele Has LIHTC Project Cornelia Has LIHTC Project Covington Has LIHTC Project Crawford Has LIHTC Project Crawfordville Has LIHTC Project Cumming Has LIHTC Project Has LIHTC Project Cuthbert Dahlonega Has LIHTC Project Dallas Has LIHTC Project Dalton Has LIHTC Project Darien Has LIHTC Project Dawson Has LIHTC Project Dawsonville Has LIHTC Project Has LIHTC Project Decatur Donalsonville Has LIHTC Project Douglas Has LIHTC Project Douglasville Has LIHTC Project Dublin Has LIHTC Project Duluth Has LIHTC Project East Dublin Has LIHTC Project East Ellijay Has LIHTC Project Has LIHTC Project East Point Eastman Has LIHTC Project Eatonton Has LIHTC Project Edison Has LIHTC Project Elberton Has LIHTC Project Has LIHTC Project Ellaville

Dural			Dutlar	Toulor
Rural Rural		Development Authority of Carroll County Development Authority of Cartersville	Butler Byromville	Taylor Dooly
Rural		Development Authority of Catoosa County	Byron	Peach
Rural		Development Authority of Chattooga County	Cadwell	Laurens
Rural		Development Authority of Cherokee County	Cairo	Grady
Rural		Development Authority of City of Edison, Georgia	Calhoun	Gordon
Rural		Development Authority of Clayton County	Calvary	Grady
Urban		Development Authority of Cobb County	Camak	Warren
Rural		Development Authority of Columbia County	Camilla	Mitchell
Rural		Development Authority of Columbus, Georgia	Candler-McAfe	
Urban		Development Authority of Conyers, Georgia	Canon Canoochee	Franklin
Rural Rural		Development Authority of Coweta County	Canton	Emanuel Cherokee
Rural		Development Authority of Crawford County Development Authority of Crisp County	Carl	Barrow
Rural		Development Authority of Dawson County	Carlton	Madison
Rural		Development Authority of DeKalb County	Carnesville	Franklin
Rural		Development Authority of Dougherty County	Carrollton	Carroll
Rural		Development Authority of Douglas County	Cartersville	Bartow
Rural		Development Authority of Early County	Cave Spring	Floyd
Rural		Development Authority of Effingham County	Cecil	Cook
Rural		Development Authority of Elbert County, Elberton and Bov		
Rural Rural		Development Authority of Emanuel County	Cedartown	Polk
Rural		Development Authority of Emanuel County and the City of Development Authority of Fairburn	Centralhatchee	Houston
Urban		Development Authority of Floyd County	Chamblee	DeKalb
Urban		Development Authority of Forsyth County	Chatsworth	Murray
Rural		Development Authority of Fulton County	Chattahoochee	,
Rural		Development Authority of Gordon County	Chattanooga V	Walker
Urban		Development Authority of Gwinnett County	Chauncey	Dodge
Rural		Development Authority of Haralson County	Cherry Log	Gilmer
Urban		Development Authority of Harris County	Chester	Dodge
Rural		Development Authority of Heard County	5	Walker
Urban Rural		Development Authority of Houston County	Clarkesville Clarkston	Habersham DeKalb
Rural		Development Authority of Jasper County Development Authority of Jefferson County	Claxton	Evans
Rural		Development Authority of Jefferson, Georgia	Clayton	Rabun
Rural		Development Authority of Jenkins County	Clermont	Hall
Rural		Development Authority of Johnson County, Georgia	Cleveland	White
Rural		Development Authority of Jones County	Climax	Decatur
Urban		Development Authority of LaFayette	Cobbtown	Tattnall
Urban		Development Authority of LaGrange	Cochran	Bleckley
Rural		Development Authority of Lanier County	Cohutta	Whitfield
Rural	C	Development Authority of Lawrenceville, GA Development Authority of Lee County	Colbert Coleman	Madison Randolph
Rural	0	Development Authority of Lumpkin County	College Park	Fulton
Urban		Development Authority of Macon County	Collins	Tattnall
Rural		Development Authority of McDuffie County	Colquitt	Miller
Rural		Development Authority of McDuffie County and the City of	Columbus	Muscogee
Rural		Development Authority of Mitchell County	Comer	Madison
Rural		Development Authority of Monroe County	Commerce	Jackson
Rural		Development Authority of Morgan County	Concord	Pike
Rural Rural		Development Authority of Palmetto	Conley Convers	Clayton Rockdale
Rural		Development Authority of Peach County Development Authority of Peachtree City	Coolidge	Thomas
Rural		Development Authority of Pike County	Cordele	Crisp
Rural		Development Authority of Polk County	Corinth	Heard
Rural		Development Authority of Rabun County	Cornelia	Habersham
Rural		Development Authority of Richmond County	Country Club E	
Rural		Development Authority of Rockdale County	Covington	Newton
Rural		Development Authority of Screven County	Crawford	Oglethorpe
Rural Rural		Development Authority of Seminole County and Donalson	Crooked Creek	Taliaferro
Rural		Development Authority of St. Marys Development Authority of Talbot County	Culloden	Monroe
Rural		Development Authority of Telfair County	Cumming	Forsyth
Rural		Development Authority of the City of Americus	Cusseta	Chattahoochee
Rural		Development Authority of the City of Bowdon	Cuthbert	Randolph
Urban		Development Authority of the City of Dalton	Dacula	Gwinnett
Rural		Development Authority of the City of Folkston and Charlton		Lumpkin
Rural		Development Authority of the City of Homeland	Daisy	Evans
Rural		Development Authority of the City of Jasper	Dallas	Paulding
Rural Rural		Development Authority of the City of Jeffersonville and Tw	Dalton Damascus	Whitfield Early
Rural		Development Authority of the City of Marietta Development Authority of the City of Milledgeville and Balc		Madison
Rural		Development Authority of the City of Newnan	Danville	Wilkinson
Urban		Development Authority of the City of Oakwood	Darien	McIntosh
Rural		Development Authority of the City of Roswell	Dasher	Lowndes

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Has LIHTC Project Ellijay Evans Has LIHTC Project Fairburn Has LIHTC Project Fitzgerald Has LIHTC Project Fitzgerald Hil Has LIHTC Project Flowery Bran Has LIHTC Project Folkston Has LIHTC Project Forest Park Has LIHTC Project Forsyth Has LIHTC Project Fort Valley Has LIHTC Project Franklin Has LIHTC Project Franklin Sprir Has LIHTC Project Ft. Gaines Has LIHTC Project Ft. Oglethorp Has LIHTC Project Gainesville Has LIHTC Project Glennville Has LIHTC Project Gordon Has LIHTC Project Gray Has LIHTC Project Greensboro Has LIHTC Project Greenville Has LIHTC Project Griffin Has LIHTC Project Grovetown Has LIHTC Project Hahira Has LIHTC Project Hamilton Has LIHTC Project Hampton Has LIHTC Project Harlem Has LIHTC Project Has LIHTC Project Hartwell Hawkinsville Has LIHTC Project Hazlehurst Has LIHTC Project Helena Has LIHTC Project Hiawassee Has LIHTC Project Hinesville Has LIHTC Project Hiram Has LIHTC Project Hogansville Has LIHTC Project Homerville Has LIHTC Project Ideal Has LIHTC Project Jackson Has LIHTC Project Jasper Has LIHTC Project Jefferson Has LIHTC Project Jesup Has LIHTC Project Johns Creek Has LIHTC Project Has LIHTC Project Jonesboro Kingsland Has LIHTC Project Lafayette Has LIHTC Project Lagrange Has LIHTC Project Lake Park Has LIHTC Project Lakeland Has LIHTC Project Lavonia Has LIHTC Project Lawrenceville Has LIHTC Project Leesburg Has LIHTC Project Lexington Has LIHTC Project Lithonia Has LIHTC Project Locust Grove Has LIHTC Project Louisville Has LIHTC Project Ludowici Has LIHTC Project Has LIHTC Project Lula Lumber City Has LIHTC Project Lyons Has LIHTC Project Mableton Has LIHTC Project Has LIHTC Project Macon Madison Has LIHTC Project Manchester Has LIHTC Project Has LIHTC Project Marietta Marshallville Has LIHTC Project Has LIHTC Project Martinez Maysville Has LIHTC Project Mccaysville Has LIHTC Project Mcdonough Has LIHTC Project Metter Has LIHTC Project Midville Has LIHTC Project Milledgeville Has LIHTC Project Millen Has LIHTC Project Monroe Has LIHTC Project Moultrie Has LIHTC Project Has LIHTC Project Mt. Vernon Has LIHTC Project Nashville

Rural Development Authority of the City of Vienna Davisboro Washington Rural Development Authority of the Unified Government of Ather Dawson Terrell Dawsonville Rural Dawson Development Authority of Tift County De Soto Sumter Development Authority of Union County McDuffie Dearing Development Authority of Vidalia Decatur DeKalb Development Authority of Walton County Deenwood Ware Development Authority of Warner Robins Deepstep Washington Development Authority of Warren County Demorest Habersham Development Authority of Washington County Denton Jeff Davis Development Authority of Wheeler County Dewy Rose Flbert Development Authority of White County Dexter Laurens Development Authority of Whitfield County Dillard Rabun Development Authority of Wilkinson County Dock Junction Glynn Downtown Athens Development Authority Doerun Colquitt Downtown Camilla Development Authority Donaisonville Seminole Downtown Dalton Development Authority Downtown Development Authority for the City of Garden C Dooling Dooly Downtown Development Authority for the City of Hahira, G Doraville DeKalb Coffee Downtown Development Authority for the City of Savannal Douglas Downtown Development Authority for the City of Warner R Douglasville Douglas DeKalb Downtown Development Authority of Adel, Georgia Druid Hills Du Pont Clinch Downtown Development Authority of Albany, Georgia Downtown Development Authority of Augusta-Richmond (Dublin Laurens Dudley Laurens Downtown Development Authority of Austell Duluth Gwinnett Downtown Development Authority of Avondale Estates Downtown Development Authority of Barnesville Dunwoody DeKalb Dutch Island Chatham Downtown Development Authority of Baxley Eagle Grove Hart Downtown Development Authority of Bremen East Dublin Laurens Downtown Development Authority of Brunswick East Ellijay Gilmer Downtown Development Authority of Centerville East Griffin Spalding Downtown Development Authority of Chatsworth Coweta East Newnan Downtown Development Authority of Columbus, Georgia East Point Fulton Downtown Development Authority of Cordele Downtown Development Authority of Cuthbert, Georgia Fastman Dodge Eatonton Putnam Downtown Development Authority of Douglas Edgehill Glascock Downtown Development Authority of Fairburn Downtown Development Authority of Fitzgerald Edison Calhoun Flberton Flbert Downtown Development Authority of Forsyth Downtown Development Authority of Fort Gaines, Georgia Ellaville Schley Ellenton Colquitt Downtown Development Authority of Hampton Gilmer Ellijay Downtown Development Authority of Hartwell, Georgia Emerson Bartow Downtown Development Authority of Hinesville, Georgia Empire Dodge Downtown Development Authority of Holly Springs Enigma Berrien Downtown Development Authority of Lawrenceville, GA Ephesus Heard Downtown Development Authority of Madison Epworth Fannin Downtown Development Authority of Maysville Eton Murray Downtown Development Authority of Millen, Georgia Bartow Downtown Development Authority of Monticello, Georgia Euharlee Columbia Evans Downtown Development Authority of Moultrie Experiment Spalding Downtown Development Authority of Pitts, Georgia Fair Oaks Cobb Downtown Development Authority of Smyrna Fairburn Fulton Downtown Development Authority of Snellville, Georgia Fairmount Gordon Downtown Development Authority of Social Circle Walker Fairview Downtown Development Authority of the City of Atlanta Downtown Development Authority of the City of Baconton Fargo Clinch Fayetteville Fayette Downtown Development Authority of the City of Buford Downtown Development Authority of the City of Canton, G Fitzgerald Ben Hill Downtown Development Authority of the City of Dallas, Ge Flemington Liberty Flovilla Butts Downtown Development Authority of the City of Darien Downtown Development Authority of the City of Dawson Flowery Branch Hall Downtown Development Authority of the City of Decatur Folkston Charlton Downtown Development Authority of the City of Douglasvi Forest Park Clayton Monroe Downtown Development Authority of the City of Greensbo Forsyth Clay Downtown Development Authority of the City of Jackson Fort Gaines Downtown Development Authority of the City of Jonesborc Fort Oglethorp€ Catoosa Downtown Development Authority of the City of LaFayette Fort Stewart Liberty Downtown Development Authority of the City of LaGrange Fort Valley Peach Heard Downtown Development Authority of the City of Locust Gru Franklin Downtown Development Authority of the City of Monroe Franklin Spring Franklin Downtown Development Authority of the City of Morrow, C Funston Colquitt Downtown Development Authority of the City of Newnan, (Gainesville Hall Downtown Development Authority of the City of Norcross Garden City Chatham Garfield Emanuel Downtown Development Authority of the City of Perry Downtown Development Authority of the City of Richland, Gay Meriwether Talbot Geneva Downtown Development Authority of the City of Rome Downtown Development Authority of the City of Rossville Georgetown Quitman

Has LIHTC Project Newnan Has LIHTC Project Ocilla Omega Has LIHTC Project Has LIHTC Project Palmetto Peachtree Ci Has LIHTC Project Has LIHTC Project Pearson Pelham Has LIHTC Project Pembroke Has LIHTC Project Perry Has LIHTC Project Pine Mountai Has LIHTC Project Pooler Has LIHTC Project Powder Sprin Has LIHTC Project Preston Has LIHTC Project Quitman Has LIHTC Project Rabun Gap Has LIHTC Project Has LIHTC Project Reidsville Has LIHTC Project Richland Richmond Hil Has LIHTC Project Has LIHTC Project Rincon Ringgold Has LIHTC Project Has LIHTC Project Riverdale Roberta Has LIHTC Project Rockmart Has LIHTC Project Rome Has LIHTC Project Rossville Has LIHTC Project Has LIHTC Project Roswell Royston Has LIHTC Project Sandersville Has LIHTC Project Sandy Spring Has LIHTC Project Sardis Has LIHTC Project Savannah Has LIHTC Project Scottdale Has LIHTC Project Has LIHTC Project Shellman Smyrna Has LIHTC Project Soperton Has LIHTC Project Sparta Has LIHTC Project Springfield Has LIHTC Project St. Marys Has LIHTC Project Statesboro Has LIHTC Project Stockbridge Has LIHTC Project Stone Mount: Has LIHTC Project Summerville Has LIHTC Project Swainsboro Has LIHTC Project Sylvania Has LIHTC Project Sylvester Has LIHTC Project Talbotton Has LIHTC Project Tennille Has LIHTC Project Has LIHTC Project Thomaston Has LIHTC Project Thomasville Has LIHTC Project Thomson Tifton Has LIHTC Project Toccoa Has LIHTC Project Trenton Has LIHTC Project Trion Has LIHTC Project Tucker Has LIHTC Project Has LIHTC Project Union City Union Point Has LIHTC Project Valdosta Has LIHTC Project Vidalia Has LIHTC Project Vienna Has LIHTC Project Villa Rica Has LIHTC Project Wadley Has LIHTC Project Warm Spring Has LIHTC Project Warner Robir Has LIHTC Project Warrenton Has LIHTC Project Washington Has LIHTC Project Has LIHTC Project Waycross Waynesboro Has LIHTC Project West Point Has LIHTC Project Willacoochee Has LIHTC Project Williamson Has LIHTC Project Has LIHTC Project Winder Woodstock Has LIHTC Project Wrens Has LIHTC Project Wrightsville Has LIHTC Project Young Harris Has LIHTC Project

Glascock Gibson Downtown Development Authority of the City of Roswell Gillsville Hall Downtown Development Authority of the City of Royston Downtown Development Authority of the City of Senoia Girard Burke Downtown Development Authority of the City of Smithville Glennville Tattnall Wheeler Downtown Development Authority of the City of Tallapoos, Glenwood Walton Downtown Development Authority of the City of Thomson Good Hope Downtown Development Authority of the City of Tifton Gordon Wilkinson Graham Appling Downtown Development Authority of the City of Unadilla Grantville Coweta Downtown Development Authority of the City of Vienna Jones Downtown Development Authority of the City of Warrentor Gray Gwinnett Gravson Downtown Development Authority of the City of Warwick Greensboro Greene Downtown Development Authority of the City of Zebulon Downtown Development Authority of the Mayor and City C Greenville Meriwether Gresham Park DeKalb Downtown Development Authority of Toccoa Griffin Downtown Development Authority of Woodbury Spalding Grovetown Columbia Downtown Development Authority of Woodstock Gum Branch Liberty Downtown Development Authority, City of Forest Park Downtown LaGrange Development Authority Gumlog Towns Guyton Effingham Downtown Marietta Development Authority Hagan Evans Downtown Savannah Authority Hahira Lowndes Downtown Statesboro Development Authority Hamilton Harris Downtown Wavcross Development Authority Hampton Henry Dublin-Laurens County Development Authority Hannahs Mill Upson Elbert County Richard B. Russell Development Authority Elberton Downtown Development Authority d/b/a MainStre Hapeville Fulton Coweta Emanuel County Development Authority Haralson Hardwick Baldwin Emanuel-Johnson County Development Authority Harlem Columbia Etowah Area Consolidated Housing Authority Harrison Washington Fairburn Housing Authority Hartwell Hart Fall Line Regional Development Authority Hawkinsville Pulaski Fayette County Development Authority Hazlehurst Jeff Davis Fitzgerald/Ben Hill County Development Authority White Helen Flint Area Consolidated Housing Authority Helena Telfair Fort Oglethorpe Downtown Development Authority Chatham Henderson Fort Valley Downtown Development Authority Hephzibah Richmond Fulton County/City of Atlanta Land Bank Authority, Inc. Heron Bay Henry Gainesville and Hall County Development Authority Hiawassee Towns Gainesville Redevelopment Authority Georgia Bioscience Joint Development Authority Higgston Montgomery Hilltop Pike Gibson Housing Authority Hiltonia Screven Glennville Development Authority Hinesville Liberty Glennville Downtown Development Authority Hiram Paulding Gordon County - Floyd County Development Authority Hoboken Brantley Gordon Downtown Development Authority Hogansville Troup Grady County Joint Development Authority Holly Springs Cherokee Greene County Development Authority Griffin-Spalding County Development Authority Homeland Charlton Homer Banks Habersham County Development Authority Homerville Clinch Hapeville Development Authority Jackson Hawkinsville Downtown Development Authority Hoschton Howard Taylor Hawkinsville Housing Authority Hull Madison Hazlehurst Downtown Development Authority Ideal Macon Henry County Development Authority lla Madison Hogansville Development Authority Indian Springs Catoosa Housing Authority City of Sylvester, GA Iron City Seminole Housing Authority of City of Carrollton Irondale Clayton Housing Authority of City of Danielsville Housing Authority of Clayton County Irwinton Wilkinson Isle of Hope Chatham Housing Authority of Cobb County lvey Wilkinson Housing Authority of Columbus, Georgia Butts Housing Authority of Fulton County Jackson Jacksonville Telfair Housing Authority of Gwinnett County Jakin Early Housing Authority of Lee County Jasper Pickens Housing Authority of Savannah Jefferson Jackson Housing Authority of Screven County Jeffersonville Housing Authority of the City of Acworth Twiggs Jenkinsburg Butts Housing Authority of the City of Adel, Georgia Jersey Walton Housing Authority of the City of Alamo Jesup Wayne Housing Authority of the City of Albany Housing Authority of the City of Ashburn Johns Creek Fulton Jonesboro Clayton Housing Authority of the City of Athens, Georgia Talbot Junction City Housing Authority of the City of Augusta, Georgia Kennesaw Cobb Housing Authority of the City of Bainbridge Housing Authority of the City of Baxley Keysville Burke Kings Bay Base Camden Housing Authority of the City of Blackshear Kingsland Camden Housing Authority of the City of Blakely, Georgia

Housing Authority of the City of Buford, Georgia Kite Housing Authority of the City of Cairo, Georgia Housing Authority of the City of Calhoun Housing Authority of the City of Camilla Housing Authority of the City of Canton Housing Authority of the City of Cave Spring Housing Authority of the City of Cedartown, Ga. Housing Authority of the City of Clarkesville, Ga. Housing Authority of the City of Clarkston Housing Authority of the City of Clayton, Georgia Lavonia Housing Authority of the City of Cleveland, Ga. Housing Authority of the City of College Park Leary Housing Authority of the City of Colquitt Housing Authority of the City of Convers Lenox Housing Authority of the City of Cornelia, Ga. Leslie Housing Authority of the City of Covington Housing Authority of the City of Crawfordville Housing Authority of the City of Cumming Lilburn Lillv Housing Authority of the City of Cuthbert, GA Housing Authority of the City of Dahlonega Housing Authority of the City of Dawson Linwood Housing Authority of the City of Decatur, Georgia Housing Authority of the City of Doerun, Georgia Lithonia Housing Authority of the City of Dublin, Georgia Housing Authority of the City of East Point, Georgia Housing Authority of the City of Eastman Housing Authority of the City of Eatonton Housing Authority of the City of Edison, GA. Housing Authority of the City of Ellaville Housing Authority of the City of Ellijay, Georgia Lovejoy Housing Authority of the City of Fitzgerald Lula Housing Authority of the City of Forsyth Housing Authority of the City of Fort Gaines Housing Authority of the City of Fort Oglethorpe, Georgia Lumpkin Housing Authority of the City of Fort Valley Lverlv Housing Authority of the City of Gainesville Housing Authority of the City of Glennville Lyons Housing Authority of the City of Glenwood Macon Housing Authority of the City of Grantville Madison Housing Authority of the City of Greensboro, Georgia Housing Authority of the City of Griffin Housing Authority of the City of Hahira, Georgia Housing Authority of the City of Hampton, Georgia Marietta Housing Authority of the City of Harlem, Georgia Housing Authority of the City of Hartwell Martin Housing Authority of the City of Hinesville, Ga Martinez Housing Authority of the City of Hogansville Housing Authority of the City of Jasper Maxeys Housing Authority of the City of Jefferson Housing Authority of the City of Jesup Housing Authority of the City of Lakeland, Georgia Housing Authority of the City of Lavonia McIntvre Housing Authority of the City of Lawrenceville, GA McRae Housing Authority of the City of Lithonia, Georgia Housing Authority of the City of Loganville, GA Meigs Housing Authority of the City of Louisville Mendes Housing Authority of the City of Macon, Georgia Housing Authority of the City of Madison, GA Menlo Metter Housing Authority of the City of Marietta Midville Housing Authority of the City of McDonough Housing Authority of the City of Menlo, Georgia Midway Milan Housing Authority of the City of Metter Housing Authority of the City of Milledgeville and Sparta Millen Housing Authority of the City of Millen Milner Housing Authority of the City of Monroe, GA Housing Authority of the City of Monticello Milton Housing Authority of the City of Moultrie, Georgia Mitchell Housing Authority of the City of Mt. Vernon Molena Housing Authority of the City of Nahunta Monroe Housing Authority of the City of Nashville, Georgia Housing Authority of the City of Oakwood, Georgia Housing Authority of the City of Ocilla, Ga Housing Authority of the City of Pearson, Georgia Housing Authority of the City of Perry, Georgia Housing Authority of the City of Quitman Housing Authority of the City of Ringgold

Kingston Bartow Johnson Knoxville Crawford LaFayette Walker LaGrange Troup Lake City Clayton Lake Park Lowndes Lakeland Lanier Lakeview Catoosa Lakeview Estat Rockdale Franklin Lawrenceville Gwinnett Calhoun Leesburg Lee Cook Sumter Oglethorpe Lexington Gwinnett Dooly Lincoln Park Upson Lincolnton Lincolr Walker Douglas Lithia Springs DeKalb Locust Grove Henry Loganville Walton Lone Oak Meriwether Lookout Mount: Walker Louisville Jefferson Clayton Ludowici Long Hall Lumber City Telfair Stewart Luthersville Meriwether Chattooga Toombs Mableton Cobb Bibb Morgan Tattnall Manassas Manchester Meriwether Mansfield Newton Cobb Marshallville Macon Stephens Columbia Matthews Jefferson Oglethorpe Maysville Banks McCaysville Fannin **McDonough** Henry Wilkinson Telfair Meansville Pike Thomas Tattnall Chattooga Candler Burke Liberty Telfair Milledgeville Baldwin Jenkins Lamar Fulton Mineral Bluff Fannin Glascock Pike Walton Montezuma Macon Montgomery Chatham Monticello Jasper Montrose Laurens Moody AFB Lowndes Moreland Coweta

Morgan Calhoun Housing Authority of the City of Roberta, GA. Morganton Fannin Housing Authority of the City of Roswell Housing Authority of the City of Royston Morrow Clayton Morven Brooks Housing Authority of the City of Sandersville Moultrie Colquitt Housing Authority of the City of Senoia Mount Airy Habersham Housing Authority of the City of Shellman Mount Vernon Montgomery Housing Authority of the City of Social Circle, GA Mount Zion Carroll Housing Authority of the City of Soperton Mountain City Rabun Housing Authority of the City of Statesboro Mountain Park Fulton Housing Authority of the City of Summerville Mountain Park Fulton Housing Authority of the City of Swainsboro Nahunta Brantley Housing Authority of the City of Sylvania Nashville Berrien Housing Authority of the City of Tallapoosa, Georgia Naylor Lowndes Housing Authority of the City of Thomaston Pickens Housing Authority of the City of Thomasville, Georgia Nelson Newborn Newton Housing Authority of the City of Thomson, Georgia Newington Screven Housing Authority of the City of Tifton, Georgia Housing Authority of the City of Toccoa, Ga. Newnan Coweta Baker Newton Housing Authority of the City of Vidalia Nicholls Coffee Housing Authority of the City of Vienna Nicholson Jackson Housing Authority of the City of Warner Robins, Georgia Gwinnett Norcross Housing Authority of the City of Warrenton Norman Park Colauitt Housing Authority of the City of Waycross North Atlanta DeKalb Housing Authority of the City of Waynesboro Housing Authority of the City of West Point North Decatur DeKalb North Druid Hill DeKalb Housing Authority of the City of Winder North High Sho Oconee Housing Authority of the City of Woodbury, Georgia Housing Authority of the City of Wrightsville Norwood Warren Nunez Emanuel Housing Authority of the County of Atkinson, Georgia Oak Park Emanuel Housing Authority of the County of DeKalb, Georgia Oakwood Hall Housing Authority of the County of Harris Ochlocknee Thomas Housing Authority of the County of Houston, Georgia Ocilla Irwin Housing Authority of the Town of Homer, Ga. Houston County Development Authority Oconee Washington Odum Wavne Ideal Downtown Development Authority Offerman Pierce Jackson Housing Authority Oglethorpe Macon Jenkins County Development Authority Joint Development Authority of Baker, Dougherty, Terrell, Oliver Screven Joint Development Authority of Bartow County and Picken Omaha Stewart Tift Joint Development Authority of Brooks, Colquitt, Grady, Mi Omega Joint Development Authority of Burke County and City of V Orchard Hill Spalding Newton Joint Development Authority of Carroll, Haralson, Polk, He Oxford Joint Development Authority of Fannin County, Towns Col Palmetto Fulton Joint Development Authority of Franklin, Hart and Stephen Panthersville DeKalb Terrell Joint Development Authority of Hazlehurst, Lumber City ar Parrott Pierce Joint Development Authority of Jasper, Morgan, Newton, e Patterson Joint Development Authority of Jeff Davis County, Hazlehu Pavo Thomas Payne Bibb Joint Development Authority of Metropolitan Atlanta Peachtree City Fayette Joint Development Authority of Northeast Georgia Peachtree Corr Gwinnett Joint Development Authority of Winder-Barrow County Kennesaw Development Authority Pearson Atkinson Pelham Mitchell Kennesaw Downtown Development Authority Pembroke Brvan Kingsland Development Authority Pendergrass Jackson Kingsland Downtown Development Authority Perkins Jenkins Kingston Downtown Development Authority Perry Houston LaFayette Housing Authority Phillipsburg Tift LaGrange Development Authority Lake Oconee Area Development Authority Pine Lake DeKalb Pine Mountain Harris Laurens-Treutlen Joint Development Authority Pinehurst Dooly Lavonia Downtown Development Authority Pineview Wilcox Lincoln County Development Authority Pitts Wilcox Long County Housing Authority Plains Sumter Lyons Downtown Development Authority Plainville Gordon Macon-Bibb County Urban Development Authority Pooler Chatham Marion County Development Authority Middle Coastal Unified Development Authority Port Wentworth Chatham Portal Bulloch Middle Georgia Regional Development Authority Milledgeville MainStreet/The Downtown Development Autl Porterdale Newton Poulan Worth Miller County Development Authority Powder Spring: Cobb Mitchell County Development Authority Preston Webster Montezuma Downtown Development Authority Pulaski Candler Montgomery County Development Authority Putney Dougherty Moultrie-Colquitt County Development Authority Quitman Brooks Nashville Downtown Development Authority Ranger Gordon Northeast Georgia Housing Authority Raoul Habersham Northwest Georgia Housing Authority

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Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	,	Wilkes
Oglethorpe Development Authority	Rebecca Redan	Turner DeKalb
Okefenokee Area Development Authority	Reed Creek	Hart
Palmetto Housing Authority	Register	Bulloch
Pelham Housing Authority Pooler Development Authority	Reidsville	Tattnall
Pooler Development Authority 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 Author	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		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		Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Tallapoosa Development Authority	Royston Russell	Franklin
Tattnall County Development Authority	Rutledge	Barrow Morgan
Taylor County Development Authority	Sale City	Mitchell
Temple Downtown Development Authority	Salem	Catoosa
Terrell County Development Authority		Washington
The Commerce Housing Authority The Development Authority of Long County	Sandy Springs	
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, Geo	Savannah	Chatham
The Downtown Development Authority of the City of Griffir	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		Wilcox
The Housing Authority of the City of Washington	,	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 Skidaway Islan	Greene
Troup County Development Authority	Sky Valley	Rabun
Turner County Development Authority	Smithville	Lee
Union City Housing Authority		Cobb
Urban Redevelopment Agency of Clayton County, Georgia	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Canton Urban Redevelopment Agency of the City of Dallas		Walton
Urban Redevelopment Agency of the City of Dallas	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, G		Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta,	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 Mountair	Devain

West Point Lake Development Authority Winder Downtown Development Authority Woodbine Downtown Development Authority Sugar Hill Gwinnett Summertown Emanuel Summerville Chattooga Sumner Worth Sunny Side Spalding Sunnyside Towns Sunset Village Upson Surrency Appling Suwanee Gwinnett Swainsboro Emanuel Sycamore Turner Sylvania Screven Sylvester Worth Chatham Talahi Island Talbot Talbotton Pickens Talking Rock Tallapoosa Haralson Tallulah Falls Habersham Talmo Jackson Tarrytown Montgomery Tate Towns Taylorsville Bartow Temple Carroll Tennille Washington The Rock Upson Thomaston Upson Thomasville Thomas Thomson McDuffie Thunderbolt Chatham Tifton Tift Tiger Rabun Tignall Wilkes Тоссоа Stephens Toomsboro Wilkinson Trenton Dade Trion Chattooga Tucker DeKalb Tunnell Hill Whitfield Turin Coweta Twin City Emanuel Ту Ту Tift Tybee Island Chatham Tyrone Fayette Unadilla Dooly Union City Fulton Union Point Greene Unionville Tift Montgomery Uvalda Valdosta Lowndes Varnell Whitfield Vernonburg Chatham Vidalia Toombs Vidette Burke Vienna Dooly Villa Rica Carroll Vinings Cobb Waco Haralson Jefferson Wadley Waleska Cherokee Walnut Grove Walton Walthourville Liberty Warm Springs Meriwether Warner Robins Houston Warrenton Warren Warwick Worth Wilkes Washington Watkinsville Oconee Waverly Hall Harris Waycross Ware Burke Waynesboro West Point Troup Webster Weston Whigham Grady White Bartow

White Plains	Greene
Whitemarsh Isla	Chatham
Whitesburg	Carroll
Willacoochee	Atkinson
Williamson	Pike
Wilmington Isla	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

