Project Narrative Wildwood Villas II Statesboro, Bulloch County

The developer, Hallmark Development Services, LLC has undertaken a major initiative to upgrade and modernize a portfolio of 26 affordable rental-housing properties located in various rural markets across Georgia. Hallmark is one of the country's largest and most highly regarded Owner/Operators of USDA Rural Development Section 515 sponsored propertied and has a current portfolio consisting of more than 4,504 units with over 76 properties in GA alone. Hallmark continues to partner with Greystone Affordable Development to spearhead complex financial transactions. Greystone is a real estate finance and transaction management firm with a focus on recapitalization and preservation of affordable housing properties. Greystone has a strong record of accomplishment with portfolio preservation renovations comprising 7,229 units at 214 properties across the Southeast, all using the 4% tax-exempt bond structure. As part of the transaction team, Greystone will manage all pre-closing processes, including coordinating due diligence and arranging financing; will oversee each project's construction and will complete post-renovation activities to place projects in-service.

Wildwood Villas II is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Wildwood Villas II, LLC seeks an allocation of tax-exempt bonds and 4% credit from the Georgia Department of Community Affairs for the acquisition and rehabilitation of Wildwood Villas II. The renovation will serve to extend the useful life of the property and improve the quality of life of its tenants while providing safe, decent and affordable housing for residents for years to come.

Wildwood Villas II is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as an elderly designated rental community. Originally built in 1988, the property has fifty eight (58) total residential units for low-income elderly households and is located in Statesboro, Georgia. The city of Statesboro is about 50 miles northwest of Savannah, GA, 110 miles southwest of Charleston, SC, 70 miles south of Augusta, GA, and 110 miles southeast of Macon, GA. The property is conveniently located at 50 Wildwood Circle, Statesboro, GA 30458 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Wildwood Villas II is currently 96.55% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 52 units. The property includes fifty eight (58) apartment units housed in 9 residential buildings, as well as one common area building housing the laundry and community room. Never having received a full-scale rehabilitation, and being approximately 29 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

The Borrower submitted a Transfer Application Package to USDA, and approval to assume the Section 515 mortgage in accordance with HB-3 3560 was granted. The Borrower under new rates and terms (up to 50-year amortization or RUL, 30-year term, 1% effective interest rate) will assume the unpaid principal balance at the time of initial closing. It is further anticipated that the assumed debt will be further subordinated to the new USDA Section 538 GRRHP loan, subject to approval by the RHS Director.

The Housing Authority of Macon-Bibb County will issue Approximately \$2,483,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$1,718,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

It is expected that a single series of bonds will be issued that will be secured by cash sources equivalent to the principal and interest due on the bonds through the maturity date. The bonds will carry a short-term maturity date and while they will qualify the projects for 4% housing credits, they are not a permanent source of financing for the projects. The Bonds will be collateralized by a cash source at all times. Upon closing of the issue, the bond proceeds will be placed into the Project Account, held with the trustee, and equity will be deposited into the longial peopsit Account in the amount of the capitalized interest that will be owed to the bond holders at the end of the bond term. As bond-eligible costs are incurred, funds will be drawn down from the Project Account, but only as an equal amount of funds is deposited into the Assignment, or collateral, Account. This ensures that for the full term of the bonds, there is always enough cash held with the trustee to pay back the principle and interest for the entire bond issue.

Boston Financial Investment Management, LP is the proposed Syndicator for the 4% LIHTC's. It is anticipated that an affiliate of this group will be admitted into the partnership as the Investor Member and will contribute an estimated \$1,069,441 in Federal and \$830,224 in State LIHTC proceeds to the project.

Unless recently replaced by management,, planned interior improvements will include (but are not limited to) upgrading the kitchens and bathrooms with new cabinets, countertops, energy efficient plumbing fixtures and appliances, as needed. Additional interior work includes the installation of new flooring (vinyl), energy star qualified HVAC systems and domestic hot water units, per the unit matrix. Electrical improvements will include the replacement of interior and exterior light fixtures, new GFI outlets and new smoke detectors. Exterior improvements include vinyl siding, new energy efficient windows, and new exterior doors, as needed. Furthermore, additional community work will include parking lot and sidewalk repairs, landscaping upgrades and new property signage.

As evidenced by the above summary, the proposed rehabilitation of Wildwood Villas II is in the State and tenants' best interest.

	PA	ART ONE - PROJECT INF	ORMATION	- 2017-0 Wild	dwood Villas II	, Statesbo	oro, Bulloch	County			
	Please note: May Revision 3		d cells are unlo	,	e and do not co use and do cont a						Project Nbr: 17-0
I.	DCA RESOURCES	LIHTC (auto-filled from la	ter entries)	\$	140,730		DCA HOME	(from Cons	ent Form)	\$	-
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% cred	it	>	Pre-Application						PA-523 No
III.	Was this project previously submitted to the Project Name previously used: Has the Project Team changed? APPLICANT CONTACT FOR APPLICAT	If No, what v			If Yes, please Determination f	provide the	e information DCA Project	requested b t Nbr previo	elow for the pusty assigned Designation	reviously sub	
	Name	Caitlin Waldie						Title		Development	
	Address	4025 Lake Boone Trail, S	uite 209					Direct Line		(919) 882-2	
	City State	Raleigh NC		Zip+4	27607-3	2080	1	Fax Cellular		(919) 573-7 (919) 902-0	
	Office Phone	(919) 573-7502		Ext.	2384	E-mail	caitlin.waldie		om	(717) 702-0	730
	(Enter phone numbers without using hyphens,	, ,	57890)		2001	Z man		- g j			
IV.	PROJECT LOCATION										
	Project Name	Wildwood Villas II					Phased Pro	ject?		No	
	Site Street Address (if known)	54 Wildwood Circle					DCA Project	•	vious phase:		
	Nearest Physical Street Address *	50 Wildwood Circle		_			Scattered S	ite?	No	Nbr of Sites	1
	Site Geo Coordinates (##.#####)	Latitude: 32.449298			-81.756288		Acreage			4.5300	
	City	Statesboro		9-digit Zip**	30458-7	7064			act Number	1106.010	
	Site is predominantly located: In USDA Rural Area?	Within City Limits Yes In DCA Ru	ral County?		Bulloch Overall:	Rural		QCT? HUD SA:	Non MCA	DDA? Bulloch Co.	No
			•	Yes	1		** Much be				ltoo.
	* If street number unknown Legislative Districts **	Congressional 12		Senate 4	State Ho		Zip Codes	еппеству ар	plicant using fo	sps.com/zip4	
	If on boundary, other district:	12		1	107		Legislative Dist	tricts:	http://votesmar	-	Moloomoljop
	Political Jurisdiction	City of Statesboro			<u> </u>		Website		sboroga.gov		
	Name of Chief Elected Official	Jan Moore		Title	Mayor				0 0		
	Address	50 East Main Street					City	Statesboro			
	Zip+4	30458-4844	Phone	(912) 764-5468		Email	jan.moore@	@statesboroga	a.gov	
٧.	PROJECT DESCRIPTION										
	A. Type of Construction:		_	1	_					.	
	New Construction		0			daptive Re		Non-historic	0	Historia	
	Substantial Rehabilitation		0		Н	istoric Ref	nab				0

		PART ONE - PROJECT IN	FORMATION	- 2017-0 Wil	dwood Villa	as II, Statesboro, Bulloch	County		
	Acquisition/Rehabilitation		58	<u> </u>	>	For Acquisition/Rehabilita	ation, date of original con	struction:	1988
	B. Mixed Use		No	Ī				•	
	C. Unit Breakdown			PBRA). Unit Area			
	Number of Low Income U Number of 5 Number of 6 Number of Unrestricted (I Total Residential Units Common Space Units Total Units	0% Units 0% Units	57 0 57 0 57 1 58	52 0 52		Total Low Income Reside Total Unrestricted (Marke Total Residential Unit Sq Total Common Space Ur Total Square Footage fro	et) Residential Unit Squar uare Footage uit Square Footage		37,263 0 37,263 901 38,164
	Number of N	Residential Buildings Ion-Residential Buildings er of Buildings	8 1 9			Total Common Area Squ Total Square Footage	are Footage from Nonres	sidential areas	1,194 39,358
	F. Total Residential Parkin	ng Spaces	93			(If no local zoning require		spaces per un	it for family
VI.	TENANCY CHARACTERIST	TICS				projects, 1 per unit for se	nior projects)		
	A. Family or Senior (if Senior	r, specify Elderly or HFOP)	Elderly			If Other, specify:			
						If combining Other with Family or Sr, show # Units:	Family HFOP	Elderly Other	
	B. Mobility Impaired Roll-In Show	Nbr of Units Equipped: vers Nbr of Units Equipped:	3 2			% of Total Units % of Units for the Mobility	5.2% y-Impaired 66.7%	Required: Required:	5% 40%
	C. Sight / Hearing Impaired	Nbr of Units Equipped:	2]		% of Total Units	3.4%	Required:	2%
VII.	RENT AND INCOME ELECT	TIONS							
	A. Tax Credit Election		40% of Unit	s at 60% of A	MI				
	B. DCA HOME Projects Min	nimum Set-Aside Requirement (Ren	t & Income)			20% of HOME-Assisted	Units at 50% of AMI		No
VIII.	SET ASIDES			_					
	A. LIHTC:	Nonprofit	No						
	B. HOME:	CHDO	No			(must be pre-qualified by DCA	as CHDO)		
IX.	COMPETITIVE POOL		N/A - 4% B	ond					
X.	TAX EXEMPT BOND FINAN						_		
		Housing Authority of the City of Maco	n, Georgia				Inducement Date:	March 9, 201	17
	Office Street Address	2015 Felton Avenue	Ctata	C 1	7: 4	21201 2404	Applicable QAP:	2017	
	City Contact Name	Macon Quanita Rhodes	State Title	GA Finance Dir	Zip+4 ector	31201-2404 E-mail	T-E Bond \$ Allocated:	65,000,000	
	COMMON INDING	Zadriita Tiriodos	Title	. mance bii	00101	L-IIIali			

		PART ONE - PROJECT	INFORMATION - 2017-0 W	/ildwood Villas I	I, Statesboro, Bulloch (County		
	10-Digit Office Phor			752-5096	Website			
XI.		FOR CURRENT DCA COMPETITIVE R						
	The following sections a	apply to all direct and indirect Owners, De	evelopers and Consultants (Entity and Princip	oal) :			
	A. Number of Applica	ations Submitted:						
	B. Amount of Federa	Tax Credits in All Applications:						
	C. Names of Projects	in which an Owner, Developer and Co	onsultant(s) and each of it	s principals has	a direct or indirect Ow	nership interest:		
	Project Participant	Name of Project	Interest	Project Partici	pant	Name of Project		Interest
	1			7				
	2			8				
	3			9				
	4 5			10 11				
	6			12				
		in which the Owner, Developer and Cerience Requirements: Name of Project	onsultant(s) and each of t	Project Partici 7 8 9 10 11		Name of Project	ntity for purposes	SOI
XII.	PRESERVATION		Yes					
	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		Yes 1988 GA-88-065 1989 Yes December 31, 2004	38 -065 39 First Building s Last Building			GA-88-06501 GA-88-06508	
		able <u>non</u> public housing project	No	F	HUD funded affordable p	ublic housing project	No	

		PART ONE - PROJECT INF	URMATION	- 2017-0 WIIO	wood villas	II, Statesbo	oro, Bulloch (county		
I		f a local public housing replacement pr g Units reserved and rented to public ho d Rented to: PHA Tenants w/ PBRA:	•		on Waiting List:	No		esidential Units esidential Units	0%	0% 0%
	Area Code / Phone			Email			Cciididi			
E		rently an Extension of Cancellation	Option?	No	If yes, expi	ration year:		Nbr yrs to forgo cancella	ation option:	
	New properties: to exerc	cise an Extension of Cancellation Op	otion?		If yes, expi	ration year:		Nbr yrs to forgo cancella	ation option:	
(c. Is there a Tenant Owner	ship Plan?		No						
[). Is the Project Currently	Occupied?		Yes	If Yes	>;	Total Existing Number Occ % Existing C	upied		58 56 96.55 %
E	Amenities? Architectural Standards? Sustainable Communities HOME Consent? Operating Expense?	rovals - have the following waivers a Site Analysis Packet or Feasibility stud extraordinary circumstances)?	•	Yes Yes	If Yes, nev	<i>ı</i> Limit is	Qualification Payment and Other (speci State Basis I	Determination? Derformance Bond (HOI	mments.	Yes
V.	F. Projected Place-In-Servi Acquisition Rehab New Construction	ice Date S AND CLARIFICATIONS	March 31, 2 December 3			XV.	DCA COMM	ENTS - DCA USE ONLY		
ctior ebsite	X (Tax Exempt Bond Financed e: http://www.maconhousing.col entered in the field above becau	I Project) - Official name of issuer: The Hou m. This listing was not available in the drop use it is pre-set for a telephone number. Ition) - Additional financial waivers were req	down above fo	or issuers. The v						

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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.

1	OWNERSHIP	INFORMATION
1.	CVVIVEIXOLIII	

A OWNERSHIP ENTITY	Hallmark Wildwood Villas II, LL				Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road, STE A-	-250			Title of Principal	Manager
City	Atlanta	Fed Tax ID:			Direct line	(770) 984-2100
State		30339-5704	Org Type:	For Profit	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@hallmarl	CO.COM		
(Enter phone nbrs w/out using hyphen	ıs, parentheses, etc - ex: 123456789	90)		* Must be	verified by applicant us	ing following website:
B PROPOSED PARTNERSHIP INFORM 1. GENERAL PARTNER(S)	IATION			http://zip4.u	usps.com/zip4/welcome.jsp	
a. Managing Gen'l Partner	Hallmark-Georgia GP, LLC				Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road, STE A-	-250			Title of Principal	Manager
City	Atlanta	Website	www.hallmarkco.cor	n	Direct line .	(770) 984-2100
State	GA	Zip+4	30339-5704		Cellular	`
10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@hallmarl	co.com		
b . Other General Partner					Name of Principal	
Office Street Address					Title of Principal	
City		Website			Direct line	
State		Zip+4			Cellular	
10-Digit Office Phone / Ext.		E-mail			Cellulai	
S .		L-IIIali				-
c. Other General Partner					Name of Principal	
Office Street Address					Title of Principal	
City		Website			Direct line	
State		Zip+4			Cellular	
10-Digit Office Phone / Ext.		E-mail				
2. LIMITED PARTNERS (PROPOSED	OR ACTUAL)					
a. Federal Limited Partner	Boston Financial Investment M	Management, LP			Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Street, Suite				Title of Principal	Senior Vice President
City	Louisville	Website	www.bfim.com		Direct line	(502) 403-7171
State	KY	Zip+4	40202-3046		Cellular	(662) 166 / 171
10-Digit Office Phone / Ext.	(502) 212-3822	E-mail	thomas.paramore@	bfim.com	Odiaidi	-
			inomacipal amore a		Name of Delevier	Therese C. Denemen
b. State Limited Partner	Boston Financial Investment M	lanagement, LP			Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Street, Suite		I I C		Title of Principal	Senior Vice President
City	Louisville	Website	www.bfim.com		Direct line	(502) 403-7171
State	ΚΥ (500) 010 0000	Zip+4	40202-3046	l d	Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822	E-mail	thomas.paramore@	bfim.com		
3. NONPROFIT SPONSOR						
Nonprofit Sponsor					Name of Principal	
Office Street Address					Title of Principal	
City		Website			Direct line	
State		Zip+4			Cellular	
		Zip i			Condidi	

	PART T	WO - DEVELOPMENT TEAM INFOR	MATION -	2017-0 Wildwood Villas II, Statesbor	o, Bulloch County	
		workbook. Do NOT Copy from an		oook to "Paste" here . Use "Paste Sp	pecial" and select "Valu	es" instead.
	10-Digit Office Phone / Ext.		E-mail			
II. DE	EVELOPER(S)					
A	DEVELOPER Office Street Address City State 10-Digit Office Phone / Ext.	Hallmark Development Services, LL 3111 Paces Mill Road, STE A-250 Atlanta GA (770) 984-2100	Website Zip+4 E-mail	www.hallmarkco.com 30339-5704 ppetersen@hallmarkco.com	Name of Principal Title of Principal Direct line Cellular	Martin H. Petersen Manager (770) 984-2100
В	CO-DEVELOPER 1 Office Street Address City State 10-Digit Office Phone / Ext.		Website Zip+4 E-mail		Name of Principal Title of Principal Direct line Cellular	
C	CO-DEVELOPER 2 Office Street Address City State 10-Digit Office Phone / Ext.		Website Zip+4 E-mail		Name of Principal Title of Principal Direct line Cellular	
D	DEVELOPMENT CONSULTANT Office Street Address City State 10-Digit Office Phone / Ext.	Greystone Affordable Development 4025 Lake Boone Trail, Suite 209 Raleigh NC (919) 573-7502	Website Zip+4 E-mail	www.greyco.com 27607-3080 tanya.eastwood@greyco.com	Name of Principal Title of Principal Direct line Cellular	Tanya Eastwood President (919) 573-7515 (919) 357-5576
III. Oī	THER PROJECT TEAM MEMBERS					
	OWNERSHIP CONSULTANT Office Street Address City State 10-Digit Office Phone / Ext.		Website Zip+4 E-mail		Name of Principal Title of Principal Direct line Cellular	
В	GENERAL CONTRACTOR Office Street Address City State 10-Digit Office Phone / Ext.	Great Southern, LLC 2009 Springhill Drive Valdosta GA (229) 506-6876	Website Zip+4 E-mail	www.greatsouthernllc.com 31602-2135 mike@greatsouthernllc.com	Name of Principal Title of Principal Direct line Cellular	Mike McGlamry Manager (229) 561-9997
C	MANAGEMENT COMPANY Office Street Address City State 10-Digit Office Phone / Ext.	Hallmark Management, Inc. 3111 Paces Mill Road, STE A-250 Atlanta GA (770) 984-2100 107	Website Zip+4 E-mail	www.hallmarkco.com 30339-5704 ppetersen@hallmarkco.com	Name of Principal Title of Principal Direct line Cellular	Martin H. Petersen Manager (770) 984-2100

		TTWO - DEVELOPMENT TEAM INFOR				
Do NOT delete this to D ATTORNEY Office Street Address City State 10-Digit Office Phone		his workbook. Do NOT Copy from ar Coleman Talley, LLP 3475 Lenox Road N.E., STE 400 Atlanta GA (229) 242-7562	website Zip+4 E-mail	www.colemantalley.com 30326-3229 greg.clark@colemantalley.com	Name of Principal Title of Principal Direct line Cellular	Gregory Q. Clark Partner (229) 671-8260 (229) 834-9704
E. ACCOUNTANT Office Street Address City State 10-Digit Office Phone		Tidwell Group 5901 Peachtree Dunwoody Road Atlanta GA (470) 273-6640	Website Zip+4 E-mail	www.tidwellgroup.com 30328-5548 ed.wetherington@tidwellgroup.com	Name of Principal Title of Principal Direct line Cellular	Ed Wetherington, Jr. Partner (770) 380-2289
F. ARCHITECT Office Street Address City State 10-Digit Office Phone		Wallace Architects, LLC 302 Campusview Drive, Suite 208 Columbia MO (573) 256-7200	Website Zip+4 E-mail	www.wallacearchitects.com 65201-7506 zacw@wallacearchitects.com	Name of Principal Title of Principal Direct line Cellular	Zac Wallace Partner (660) 826-7000 (314) 435-2497
V. OTHER REQUIRED INFORI A LAND SELLER (If applica Office Street Address State B IDENTITY OF INTEREST	ble)	(Answer each of the questions below Wildwood Villas Ltd. 3111 Paces Mill Road, STE A-250 GA Zip+4 30339	r for each pa Principal 9-5704	rticipant listed below.) Martin H. Petersen E-mail ppetersen@hallmarkco	10-Digit Phone / Ext. City	7709842100/107 Atlanta
Is there an ID of interest 1. Developer and Contractor?	No	If Yes, explain relationship in boxes pro				pages as needed:
2. Buyer and Seller of Land/Property?		An Identity of Interest does exist between Hallma The General Partner of Wildwood Villas Ltd. (sel Martin H. Petersen is the Manager of Hallmark G	ler) is Hallmark	Group Services of Georgia, LLC, of which Marti	n H. Petersen is the Manager.	d Villas II, LLC (buyer).
3. Owner and Contractor?						
4. Owner and Consultant?	No					
5. Syndicator and Developer?	No					
6. Syndicator and Contractor?	No					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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. 7. Developer and Consultant? 8. Other Yes Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information.

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

C ADDITIONAL INFORMATION

Participan	 Has any person, principal, or agent for this e 	ntity ever	Is entity	3. Org Type	Project	Does this	s entity or a member of this entity have a conflict of interest with any		
t	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			
			WBE?	CHDO)	Percentage				
	<u> </u>]		,	3		the bottom of this tab or attach explanation.		
							the bottom of this tab of attach explanation.		
	If yes, explain briefly in boxes below and either use	Yes/No				Yes/No	Brief Explanation		
	Comment box or attach explanation.		N.I.	- D C	0.04000/		•		
Managing		No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further		
Genrl Prtnr							explanation.		
							oxparation.		
Other									
Genrl Prtnr									
Other									
Genrl Prtnr									
Federal		No	No	For Profit	99.9900%	No			
Ltd Partner									
State Ltd		No	No	For Profit	0.0000%	No			
Partner									
NonProfit									
Sponsor									
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner,		
							Developer, and Management Agent. Please refer to the comment box for further		
							explanation.		
Co-									
Developer									
Co-									
Developer									
Owner									
Consultant									

VI. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	Georgia Department of Community Analis	riousing rinance and bevelopment bivision					
Developer Consultant Contractor No No For Profit 0.0000% No Manageme nt Company No No For Profit 0.0000% No Manageme nt Company No No For Profit 0.0000% Yes An Identity of Interest relationship exists between the Managing General Partin Developer, and Management Agent. Please refer to the comment box for furth explanation. VI. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	PART TWO - DEVEL	ood Villas I	I, Statesboro, Bulloch County				
Consultant Contractor No No For Profit 0.0000% No Manageme nt Company No No For Profit 0.0000% Yes An Identity of Interest relationship exists between the Managing General Partne Developer, and Management Agent. Please refer to the comment box for furth explanation. VI. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	Do NOT delete this tab from this workbook.	Do NOT	Copy from a	nother workb	ook to "Past	e" <mark>her</mark> e . Us	se "Paste Special" and select "Values" instead.
Contractor No No No For Profit 0.0000% No Management Agent Please refer to the comment box for furth company VI. APPLICANT COMMENTS AND CLARIFICATIONS Total 100.0000% VI. DCA COMMENTS - DCA USE ONLY UI. DCA COMMENTS - DCA USE ONLY VI. DCA COMMENT - VI. DCA USE ONLY VI. DCA COMMENT - VI. DCA	·	No	No	For Profit	0.0000%	No	
Manageme nt Company No No For Profit 0.0000% Yes An Identity of Interest relationship exists between the Managing General Partin Developer, and Management Agent. Please refer to the comment box for furth explanation. VI. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).							
nt Company VI. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	Contractor	No	No	For Profit	0.0000%	No	
Nt. APPLICANT COMMENTS AND CLARIFICATIONS VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	Manageme	No	No	For Profit	0.0000%	Vas	An Identity of Interest relationship exists between the Managing General Partner.
VI. APPLICANT COMMENTS AND CLARIFICATIONS Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	nt	INO	INO	TOFFICIAL	0.000070	103	Developer, and Management Agent. Please refer to the comment box for further
VI. DCA COMMENTS - DCA USE ONLY Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).	Company		explanation.				
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Wildwood Villas II, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Wildwood Villas II, LLC (the Transferee).				Coorgia CD III	C and Manage	or of Hallmark	
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Wildwood Villas II, LLC (the Transferee).							
	· · · · · · · · · · · · · · · · · · ·	er of Hallmark					
	Wildwood Villas II, LLC (the Transferee).						
Developer and Management Agent:	Developer and Management Agent:						
The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of							
Hallmark Development Services, LLC (the Developer).	·						
See Tab 19 Qualification for Organizational Chart.	See Tab 19 Qualification for Organizational Chart.						

PART THREE - SOURCES OF FUNDS - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		FHA Risk Share		Georgia TCAP *		
	Historic Rehab Credits		FHA Insured Mortgage	Yes	USDA 515		
Yes	Tax Exempt Bonds: \$ 2,483,000		Replacement Housing Funds	Yes	USDA 538		
	Taxable Bonds		McKinney-Vento Homeless	Yes	USDA PBRA		
	CDBG		FHLB / AHP *		Section 8 PBRA		
	HUD 811 Rental Assistance Demonstration (RAD)		NAHASDA		Other PBRA - Source:	Specify Other PBRA Source here	
	DCA HOME * Amt \$		Neigborhood Stabilization Program *		National Housing Trust F	und	
	Other HOME * Amt \$		HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here		
	Other HOME - Source Specify Other HOME Source here		-		Specify Administrator of Other Funding Type here		

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

II. CONSTRUCTION FINANCING

Financing Type		Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)	
Mortgage A		Greystone Servicing Corporation, Inc. (RD 538)	Greystone Servicing Corporation, Inc. (RD 538) 1,718,000			
Mortgage B		USDA, Rural Housing Service (Assumed RD 515)	1,284,722			
Mortgage C						
Federal Grant						
State, Local, or Private 0	Grant					
Deferred Developer Fees		Hallmark Development Services, LLC	93,699			
Federal Housing Credit I	Equity	Boston Financial Investment Management, LP	331,193			
State Housing Credit Eq	uity	Boston Financial Investment Management, LP	260,223			
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	765,000			
Other Type (specify) Surplus Replacement Reserves		Hallmark Wildwood Villas II, LLC	185,000			
Other Type (specify)						
Total Construction Fin	ancing:		4,637,838			
Total Construction Perio	d Costs from Development Budget:		0			
Surplus / (Shortage) of C	Construction funds to Construction costs:		4,637,838			

III. PERMANENT FINANCING

			Effective	Term	Amort.	Annual Debt Service in	
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	1,718,000	4.500%	40	40	92,682	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

Mortgage E	(Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,284,722	1.000%	30	50	0	Adjusted Interest
Mortgage C	(Lien Position 3)							
Other:	Ì							
Foundation	or charity funding*							
Deferred D	evlpr Fee 15.31%	Hallmark Development Services, LLC	93,699	2.500%	12	12	19,067	Cash Flow
Total Cash F	low for Years 1 - 15:	341,102						
DDF Percen	t of Cash Flow (Yrs 1-15)	37.068% 37.068%						
Cash flow co	overs DDF P&I?	Yes						
Federal Gra	ant							
State, Loca	I, or Private Grant				<u>Equity</u>	Check	<u>+ / -</u>	TC Equity
Federal Ho	using Credit Equity	Boston Financial Investment Management, LP	1,069,441		1,06	9,550	-109.42	% of TDC
State Hous	ing Credit Equity	Boston Financial Investment Management, LP	830,224		830	,309	-84.88	21%
Historic Cre	edit Equity							16%
Invstmt Ear	nings: T-E Bonds	U.S. Bank	12,415					37%
Invstmt Ear	nings: Taxable Bonds							
Income from	n Operations							
Other:	Surplus Replacement	Hallmark Wildwood Villas II, LLC	185,000					
Other:								
Other:								
Total Perm	anent Financing:		5,193,501					
Total Devel	opment Costs from Dev	elopment Budget:	5,193,501					
	·	inds to development costs:	0					
	0 ,	■ Sts exceeding DCA cost limit (see Annendix L Section II))					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS Section I USDA PBRA: The project has 52 units of USDA Section 521 Rental Assistance. Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program. Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

DEVELOPMENT BUDGET			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS				Dasis	PRE-DEVELOR	PMENT COSTS	Dasis
Property Appraisal			3,420		T KL-DLVLLOI	2,924	
Market Study			3,700			3,700	
Environmental Report(s)			8,267			8,267	
Soil Borings			0,207			0,201	
Boundary and Topographical Survey							
Zoning/Site Plan Fees							
Other: Capital Needs Assessment			4,800			4,800	
Other: << Enter description here; provide detail	R justification in tab Part	IV-h >>	4,000			4,000	
Other: <= Enter description here; provide detail	•						
Other. Chici description here, provide detail	x justification in tab i art	Subtotal	20,187	_	_	19,691	_
ACQUISITION		Subtotal	20,107		ACOUI	SITION	
Land			214,600		Acqui	SITION	
Site Demolition			211,000				
Acquisition Legal Fees (if existing structures)			24,264		20,021		
Existing Structures			1,551,840		1,266,491		
Entiting of dotal of		Subtotal	1,790,704		1,286,512		-
LAND IMPROVEMENTS		Gubtotui	1,770,701			OVEMENTS	
Site Construction (On-site)	Per acre:	56,114	254,195			254,195	
Site Construction (Off-site)		00,					
ene concuración (en ene)		Subtotal	254,195	-	_	254,195	-
STRUCTURES					STRUC		
Residential Structures - New Construction							
Residential Structures - Rehab			1,539,077			1,539,077	
Accessory Structures (ie. community bldg, ma	aintenance bldg, etc.)	New Constr					
Accessory Structures (ie. community bldg, m.			19,556			19,556	
	,,	Subtotal		-	-	1,558,633	-
CONTRACTOR SERVICES	DCA Limit	14.000%			CONTRACTO	OR SERVICES	
Builder Profit: 6.000%	108,770	6.000%	108,769			108,769	
Builder Overhead 2.000%	36,257	2.000%	36,256			36,256	
General Requirements* 6.000%	108,770	6.000%	108,769			108,769	
*See QAP: General Requirements policy 14.000%	253,796	Subtotal		-	-	253,794	-
OTHER CONSTRUCTION HARD COSTS (N	on-GC work scone items do			THER CONSTRUCT	ION HARD COSTS (N	Jon-GC work scope i	tems done by Owner)
Other: << Enter description here; provide detail			-	THER GONSTROOT	TOWTH THE COSTS (I	-	terns deficibly owner)
\underline{T} otal \underline{C} onstruction \underline{H} ard \underline{C} osts	Average TCHC:	36,256.53	per <u>Res'l</u> unit	35,631.42	per unit	52.51	per total sq ft
2,066,622.24	Average TOTIC.	55.46	per <u>Res'l</u> unit SF	54.15	per unit sq ft		

PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas II, Statesboro, Bulloch County **Construction Contingency** 7.00% 144,664 144,664 I. DEVELOPMENT BUDGET (cont'd) New Amortizable or Acquisition Rehabilitation Non-Depreciable Construction **Basis** Basis TOTAL COST **Basis Basis** CONSTRUCTION PERIOD FINANCING CONSTRUCTION PERIOD FINANCING Bridge Loan Fee Bridge Loan Interest Construction Loan Fee 129,661 95,891 **Construction Loan Interest** Construction Legal Fees Construction Period Inspection Fees 2,600 2.600 Construction Period Real Estate Tax Construction Insurance Title and Recording Fees Payment and Performance bonds 27,197 27,197 Other: Other: 159,458 125,688 Subtotal PROFESSIONAL SERVICES **PROFESSIONAL SERVICES** Architectural Fee - Design 37,700 37,700 Architectural Fee - Supervision 20,300 20,300 Green Building Consultant Fee Max: 20,000 Green Building Program Certification Fee (LEED or Earthcraft) Accessibility Inspections and Plan Review 1,375 1,375 **Construction Materials Testing** Engineering Real Estate Attorney 10,000 10,000 Accounting 7,500 As-Built Survey 6,413 Other: Energy Audit Testing 4,430 4,430 81,305 Subtotal LOCAL GOVERNMENT FEES **LOCAL GOVERNMENT FEES** Avg per unit: 0 **Building Permits** Impact Fees Water Tap Fees waived? Sewer Tap Fees waived? Subtotal PERMANENT FINANCING FEES PERMANENT FINANCING FEES 57,322 Permanent Loan Fees 6,500 Permanent Loan Legal Fees Title and Recording Fees 2,250 Bond Issuance Premium 44,975 Cost of Issuance / Underwriter's Discount

PART FOUR - USES	OF FUNDS -	2017-0 Wildwood	Villas II, Statesboro,	Bulloch County		
Other:						
-	Subtotal	111,047				-
DEVELOPMENT DUDGET (· ·		New			Amortizable or
. DEVELOPMENT BUDGET (cont'd)	,		Construction	Acquisition	Rehabilitation	Non-Depreciable
		TOTAL COST	Basis	Basis	Basis	Basis
DCA-RELATED COSTS			Dusis	DCA-RELA	TED COSTS	Dusis
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	11,258	11,300				
LIHTC Compliance Monitoring Fee	46,400	46,400				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	Subtotal	76,200				-
EQUITY COSTS	ſ			EQUITY	COSTS	
Partnership Organization Fees		300				
Tax Credit Legal Opinion		47.004				
Syndicator Legal Fees		16,304				
Other:	Cubtatal	14 404				
	Subtotal	16,604		DEVEL OF	ארחיכ ררר	-
DEVELOPER'S FEE Developer's Overhead	10.000%	61,220		DEVELOP 19,361	41,859	
Consultant's Fee	70.000%	428,541		135,529	293,012	
Guarantor Fees	0.000%	420,341		133,327	273,012	
Developer's Profit	20.000%	122,440		38,723	83,718	
Developed 31 fort	Subtotal	612,202	-	193,613	418,589	-
START-UP AND RESERVES	00.0.0.0.	3 1 1 1 1 1		START-UP AN		
Marketing						
Rent-Up Reserves	42,156					
Operating Deficit Reserve:	130,652					
Replacement Reserve		-				
Furniture, Fixtures and Equipment Proposed Avg Per Unit:	121	7,000			7,000	
Other: PRA Escrow		14,160			-	
	Subtotal	99,879	-	-	7,000	-
OTHER COSTS				OTHER		
Relocation		14,379			14,379	
Other: Project Administration		250			-	
	Subtotal	14,629	-	-	14,379	-

PART FOUR - USES OF FUNDS	5 - 2017-0 Wildwood V	illas II, Statesboro,	Bulloch County		
TOTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC)	5,193,501	-	1,480,125	2,876,851	-
Average TDC Per: Unit: 89,543.12 Square Foot	: 131.96				
II. TAX CREDIT CALCULATION - BASIS METHOD		New Construction	4% Acquisition Basis	Rehabilitation Basis	
Subtractions From Eligible Basis		Basis	Dasis	Dasis	
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>					
Total Subtractions From Basis:		0		0	
Eligible Basis Calculation		0	1 400 125	2.07/.051	
Total Basis Less Total Subtractions From Basis (see above)		0	1,480,125	2,876,851	
Total Eligible Basis		0	1,480,125	2,876,851	
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: < <select>></select>			100.00%	
Adjusted Eligible Basis	j. <u>-</u>	0	1,480,125	2,876,851	
Multiply Adjusted Eligible Basis by Applicable Fraction		100.00%	100.00%	100.00%	
Qualified Basis		0	1,480,125	2,876,851	
Multiply Qualified Basis by Applicable Credit Percentage			3.23%	3.23%	
Maximum Tax Credit Amount		0	47,808	92,922	
Total Basis Method Tax Credit Calculation			140,730		
III. TAX CREDIT CALCULATION - GAP METHOD Equity Gap Calculation					
$\underline{\textbf{P}} roject \ \underline{\textbf{C}} ost \ \underline{\textbf{L}} imit \ (\textbf{PCL}) \ - \ \textbf{Explain in Comments if Applicant's PCL calculation} \ > \ \textbf{QAP PCL}.$		8,783,886	If TDC > QAP Total PCL,	, provide amount of funding	If proposed project has
$\underline{T}otal\ \underline{D}evelopment\ \underline{C}ost\ (TDC,\ PCL,\ or\ TDC\ less\ Foundation\ Funding;\ explain\ in\ Comments$	if TDC > PCL)	5,193,501		table organization to cover	Historic Designation,
Subtract Non-LIHTC (excluding deferred fee) Source of Funds		3,200,137	<u> </u>	eeding the PCL:	indicate below (Y/N):
Equity Gap		1,993,364	Funding Amount	0	Hist Desig
Divide Equity Gap by 10		/ 10	.	0	
Annual Equity Required		199,336	Federal	State	1
Enter Final Federal and State Equity Factors (not including GP contribution)		1.3500 147,657	= 0.7600	+ 0.5900	J
Total Gap Method Tax Credit Calculation			<u>J</u>		
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or D	OCA Limit:	140,730			

PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

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

140,730

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

VI.

V. APPLICANT COMMENTS AND CLARIFICATIONS

HARD COSTS: Construction costs are provided by the General Contractor. See enclosed SOW for schedule of values. See RD Approved Post Rehab Capital Needs Assessment which incorporates the proposed SOW, establishing a new 20 year replacement reserve schedule.

CONSTRUCTION PERIOD FINANCING: The finance structure is based on immediate delivery of the 538 loan. Therefore, no separate construction loan is required as the permanent financing is in-place at bond issuance and construction closing. Interim interest expense assumptions are based on the construction schedule, assuming that each project will be responsible for the interest that is incurred prior to the commencement of the 538 loan's amortization. As a result, the period for which each property is capitalizing 538 interest in the budget will vary, but each amount is based off of 4.5% interest rate (to be finalized at rate lock prior to closing) and will cover the properties' interest-only payments through construction until the property takes over the payments and the loan begins amortizing. Bond interest for the cash collateralized bonds is based on a 18-month term with an all-in pay rate of 1%. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

PROFESSIONAL SERVICES: A) Architectural Fees - per contract with Wallace Architects, LLC, service fee allocated 65% Design and 35% administration. B) Accessibility Inspections and Plan Review - accessibility inspections and plan review have been completed by Mark English of E & A Team Inc. C) Survey - An Alta Survey has been completed and an as-built survey will be completed by Lanier Engineering . D) Cost Certification & Energy Audit Testing - LIHTC and Tax Exempt Bonds cost certifications to be completed by Tidwell Group. Energy Audit will be completed by Jack Wynn of Southern Home Energy Solutions.

LOCAL GOVERNMENT FEES: Local government and/or tap fees are not applicable, as there will be no new units or baths added as part of the rehab scope of work.

COMPLIANCE MONITORING FEE: The Compliance Monitoring fee is \$800 per unit.

RESERVES:

RENT UP RESERVE - If this transaction is approved, the project will undergo an in-place rehab where no tenants will be displaced during the rehab, therefore no rent-up reserve is needed.

OPERATING DEFECIT RESERVE – A waiver has been approved by DCA (consider operating deficit reserve equivalent to 3.5 months of operating expenses plus 3.5 months of debt service).

PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$14,160 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

RELOCATION: Relocation has been budgeted for any temporary relocation expenses that arise during the in-place rehab. See attached temporary relocation cost estimate.

DCA COMMENTS - DCA USE ONLY

PART FOUR (b) - OTHER COSTS - 2017-0 - Wildwood Villas II - Statesboro - Bulloch, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
PRE-DEVELOPMENT COSTS		
Capital Needs Assessment	CNA - An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation or eligible basis.
Total Cost 4,800 Total Basis 4,80	0	
<< 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 -		
OTHER CONSTRUCTION HARD COSTS		
<< Enter description here; provide detail & justification in tab Part IV-b >>		

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost - Total Basis -		
CONSTRUCTION PERIOD FINANCING		
0		
Total Cost - Total Basis -		
0		
Total Cost - Total Basis -		
PROFESSIONAL SERVICES		
Energy Audit Testing	Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.	The energy audits are depreciable soft costs included in the calculation of eligible basis.
Total Cost 4,430 Total Basis 4,430		
PERMANENT FINANCING FEES		
0		

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost -		
DCA-RELATED COSTS		
0		
Total Cost		
Total Cost -		
EQUITY COSTS		
0		
Total Cost		
START-UP AND RESERVES		I
PRA Escrow	A PRA (private rental assistance) escrow of 14,160 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. \$14,160 = \$118 increase X 5 units X 24 months	Escrow deposits are non-depreciable costs excluded from the calculation of eligible basis.

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost 14,160 Total Basis - OTHER COSTS		
Project Administration Total Cost 250 Total Basis -	\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

PART FIVE - UTILITY ALLOWANCES - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

DCA Utility Region for project: South

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

. UTILITY ALLOWAN	ICE SCHEDULE	#1	Source of L	Itility Allowances	USDA approv	USDA approved budget for 2017						
. OHEHH ALLOWAI	TOL GOTTLEGEL	<i>m</i> 1		ity Allowances	January 1, 20			MF				
				heck one)		aid Utility A	Illowances by	•				
Utility	Fuel		Tenant	Owner	Efficiency	1	2	3	4			
Heat	Electric		Х			12	18					
Cooking	Electric		Χ			4	6					
Hot Water	Electric		Х			8	11					
Air Conditioning	Electric		Х			6	8					
Range/Microwave	Electric		Х			4	6					
Refrigerator	Electric		X			4	6					
Other Electric	Electric		Х			5	7					
Water & Sewer	Submetered*?	Yes	Х			21	26					
Refuse Collection			Х			17	17					
Total Utility Allowa	ince by Unit Size	!			0	81	105	0	0			
I. UTILITY ALLOWAN	NCE SCHEDULE	#2	Date of Utili	Itility Allowances ty Allowances	Toward B		Structure	. I lo '4 O' 4	// D. (may a)			
			Paid By (d	check one)	i enant-P	aid Utility A	Illowances by	/ Unit Size (# Karms)			
				_			-					
Utility	Fuel		Tenant	Owner	Efficiency	1	2	3	4			
Heat	< <select fuel=""></select>		Tenant	Owner			-					
Heat Cooking	< <select fuel=""></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water	<select fuel=""> <select fuel=""> <select fuel=""></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning	< <select fuel=""> <<select fuel=""> <<select fuel=""> <electric< td=""><td>></td><td>Tenant</td><td>Owner</td><td></td><td></td><td>-</td><td></td><td></td></electric<></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric</select></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric Electric</select></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric Electric Electric Electric</select></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric Electric</select></select></select></select>	>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<selectric electric="" submetered*?<="" td=""><td>> > <select></select></td><td>Tenant</td><td>Owner</td><td>Efficiency</td><td>1</td><td>2</td><td>3</td><td>4</td></selectric></select></select></select>	> > <select></select>	Tenant	Owner	Efficiency	1	2	3	4			
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<selectric electric="" submetered*?<="" td=""><td>> > <select></select></td><td>Tenant</td><td>Owner</td><td></td><td></td><td>-</td><td></td><td></td></selectric></select></select></select>	> > <select></select>	Tenant	Owner			-					
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric Electric Electric Submetered*?</select></select></select></select>	>>> <select></select>	Tenant	Owner	Efficiency	1	2	3	4			
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	< <select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> Electric Electric Electric Electric Submetered*? Ince by Unit Size MUST be sub-metere</select></select></select></select>	>>> <select></select>		Owner	Efficiency	1	2	3	4			
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa	<pre><<select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> <<selectric <="" electric="" pre="" submetered*?=""> <pre>MUST be sub-metered</pre> <pre>MENTS AND CLA</pre></selectric></select></select></select></select></pre>	>> <select></select>	ONS		Efficiency	0	0	0	4			
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa *New Construction units APPLICANT COMM	<pre><<select fuel=""> <<select fuel=""> <<select fuel=""> <<select fuel=""> <<selectric <="" electric="" pre="" submetered*?=""> <pre>MUST be sub-metered</pre> <pre>MENTS AND CLA</pre></selectric></select></select></select></select></pre>	>> <select></select>	ONS		Efficiency	0	0	0	4			

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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.

	ects - Fix			units:			Utility	PBRA			MSA/NonMS	A:	AMI	Certifie
re 100% of	f units H	UD PBR	A?	No	Max	Pro-posed	Allowance	Provider or			Bulloch Co.		50,000	Historic
					Gross	r 10-poseu	(UA Sched 1 UA, so	Operating						Deeme
Rent	Nbr of	No. of	Unit	Unit	Rent	Gross	over-write if UA	Subsidy ***	Monthly	Net Rent	Employee	Building	Type of	Historic
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	41	630	562	531	81	USDA	450	18,450	No	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	5	630	562	531	81		450	2,250	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	11	753	675	595	105	USDA	490	5,390	No	1-Story	Acquisition/Rehab	No
N/A-CS	2	1.0	1	901	675	0	105		0	0	Common Space	1-Story	Acquisition/Rehab	No
< <select>></select>							0		0	0				
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<3e1e0(>>		TOTAL	58	38,164			U	MONT	HLY TOTAL	26,090				

^{***} 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

11	nite:	
v	mis.	•

Units:			
	Low-Income		60% AMI
NOTE TO			50% AMI
APPLICANTS	Unrestricted		Total
: If the	Total Residentia	1	
numbers	Common Space	I	
compiled in	Total		
this	Total		
Summary do	PBRA-Assisted		60% AMI
not appear to	(included in LI above))	50% AMI
match what			Total
was entered	DUA Operating	Puboidy	000/ 444
in the Rent	PHA Operating S Assisted	Subsidy-	60% AMI 50% AMI
Chart above,	(included in LI above)		Total
please verify	(Illiciduded III El above)	Total
that all	Type of	New Construction	Low Inc
applicable	Construction		Unrestricted
columns	Activity		Total + CS
were	•	Acq/Rehab	Low Inc
completed in			Unrestricted
the rows			Total + CS
used in the		Substantial Rehab	Low Inc
Rent Chart		Only	Unrestricted Total + CS
above.		Adaptive Reuse	10tal + C5
		Historic Adaptive Reuse	
		ristorio ridaptive ricuse	
		Historic	
	Building Type:	Multifamily	
	(for <i>Utility</i>	,	1-Story
	Allowance and		Historic
	other purposes)		2-Story
	,		Historic
			2-Story Wlkp
			Historic
			3+-Story
		SF Detached	Historic
		SF Detached	Historic
		Townhome	Tilstone
			Historic
		Duplex	
			Historic
		Manufactured home	
			Historic
	Building Type:	Detached / SemiDetached	
	(for Cost Limit		Historic
	purposes)	Row House	
			Historic

Efficiency	1BR	2BR	3BR	4BR	Total	
0	46	11	0	0	57	1
0	0	0	0	0	0	(Includes inc-restr mgr
0	46	11	0	0	57	units)
0	0	0	0	0	0	
0	46	11	0	0	57	
0	0	1	0	0		(no rent charged)
0	46	12	0	0	58	
0	41	11	0	0	52	
0	0	0	0	0	0	
0	41	11	0	0	52	
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0	46	11	0	0	57	
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0	46	12	0	0	58	
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Georgia Department of Community	Affairs		2017 F	unding App	olication		Н	ousing Finance	and Development [Division
Walkup			Γ	0	0	0	0	0	0	
		Historic		0	0	0	0	0	0	
Elevator				0	0	0	0	0	0	
Unit Square Footage:		Historic	L	0	0	0	0	0	0	
Low Income		60% AMI	Г	0	28,980	8,283	0	0	37,263	
Low income		50% AMI		0	20,300	0,203	0	0	0	
		Total	Ī	0	28,980	8,283	0	0	37,263	
Unrestricted				0	0	0	0	0	0	
Total Residential				0	28,980	8,283	0	0	37,263	
Common Space			-	0	0	901	0	0	901	
Total . ANCILLARY AND OTHER INCOME (a	nnual amounts)			0	28,980	9,184	0	0	38,164	
Ancillary Income	,		9,406		Laundry, ven	ding, app fees,	etc. Actual pc	t of PGI:	3.00%	
Other Income (OI) by Year:					_	_	_	_		
Included in Mgt Fee:	1	2	3	4	5	6	7	8	9	10
Operating Subsidy Other:										
Total OI in Mgt Fee	_	_	-	_	_	_	_	_	_	_
NOT Included in Mgt Fee:			<u> </u>		<u> </u>					
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	- 44	12	- 1	- 44	- 45	- 16	- 47	- 10	- 10	-
Included in Mgt Fee: Operating Subsidy	11	12	13	14	15	16	17	18	19	20
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
NOT Included in Mgt Fee:										
Property Tax Abatement Other:										
Total OI NOT in Mgt Fee	_	_	-	_	_	_	_	_	_	_
Included in Mgt Fee:	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee NOT Included in Mgt Fee:	-	-	-	-	-	-	-	-	-	-
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Included in Mgt Fee:	31	32	33	34	35					
Operating Subsidy										
Other: Total OI in Mgt Fee	_	_	_		_					
NOT Included in Mgt Fee:			<u> </u>							
Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee		-	-	-	-					
ANNUAL OPERATING EXPENSE BUIL)(= F									
. ANNUAL OPERATING EXPENSE BUD	GEI							_		
On-Site Staff Costs Management Salaries & Benefits	18,750	ı	On-Site Secur Contracted Gu	-				Taxes and Insu Real Estate Tax	T	11,61

Georgia Department of Community Aff	airs	2017 Funding Application	ı	Но	using Finance	and Development I	Division
Maintenance Salaries & Benefits	18,634	Electronic Alarm System		Ir	nsurance**		15,756
Support Services Salaries & Benefits	16,651	Subtotal	0	0	ther (describe he	re)	1,347
Other (describe here)			<u>,</u>		Subtotal		28,722
Subtotal	54,035						_
On-Site Office Costs		Professional Services		N	lanagement l	Fee:	34,200
Office Supplies & Postage	3,729	Legal	576		634.04	Average per unit per ye	
Telephone	2,232	Accounting	6,075		52.84	Average per unit per mo	onth
Travel	0	Advertising	2,200	(1)	//gt Fee - see Pro	Forma, Sect 1, Operating	g Assumptions)
Leased Furniture / Equipment	0	Other (describe here)				_	
Activities Supplies / Overhead Cost	0	Subtotal	8,851	Т	OTAL OPER	ATING EXPENSES	168,623
Other (describe here)				Α	verage per unit	2,907.29	
Subtotal	5,961					Total OE Required	2,907
Maintenance Expenses		Utilities (Avg\$/mth/unit)		R	eplacement	Reserve (RR)	17,400
Contracted Repairs	570	Electricity 10	6,996	Р	roposed averaga	RR/unit amount:	300
General Repairs	500	Natural Gas 2	1,470	RNING!	Minimum Re	eplacement Reserve	Calculation
Grounds Maintenance	8,400	Water&Swr 3		roposed <u>U</u>	nit Type	Units x RR Min	Total by Type
Extermination	7,808	Trash Collection			ultifamily		
Maintenance Supplies	7,119	Other (describe here)		required imum.	Rehab	58 units x \$350 =	20,300
Elevator Maintenance	0	Subtotal	11,586		New Constr	0 units x \$250 =	0
Redecorating	871			SI	F or Duplex	0 units x \$420 =	0
Other (describe here)				Hi	storic Rhb	0 units x \$420 =	0
Subtotal	25,268				Totals	58	20,300
/. APPLICANT COMMENTS AND CLARIFIC	ATIONS	VI.	DCA COMMENTS		OTAL ANNU	AL EXPENSES	186,023
RENTS: Pro forma rents are at or below CRCU (Conventional The project will continue to receive 91% PBRA and has budget existing tenants as a result of the rehab. ANCILLARY INCOME: A waiver has been obtained from DCA for PROPERTY TAX: Pro forma as approved by USDA RD. PROPERTY INSURANCE: Pro forma as approved by USDA RREPLACEMENT RESERVES: Annual transfer at \$300 per united.	Rents for Comparable Units), ed PRA (Private Rental Assist or the budgeted ancillary inco D. t in order to adequately fund 2	providing a slight market LIHTC advantage. ance) to mitigate any negative impact to me figure. 0 year capital reserve needs (per Post	201100111121110				

0.5% of the outstanding loan balance at the end of each year.

OPEX BELOW REQUIRED MINIMUM: An operating expense waiver has been obtained.

In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be

Replacement Reserves.

Name		PART S	EVEN - OPER	ATING PRO F	ORMA - 2017	-0 Wildwood \	/illas II, State	sboro, Bulloch	County		
Expense Growth 3,00% Charged by all bendiestin-veloces Y1 Prop MgT Fee Percentage of EGI: 11,39% Vacancy & Collection Loss 6,00% Expense Growth Rate (3,00%) Yes -> If Yes, indicate Yr 1 MgT Fee Amt. 34,2	I. OPERATING ASSUMPT	IONS		Please Note:	G	Green-shaded cells	are unlocked for yo	ur use and contain i	references/formulas t	hat may be overwri	tten if needed.
Reserves Growth 3.00% Property Mgt Fee Growth Rate (chrosse one); Yr 1 Prop Mgt Fee Percentage of EGL: 11.39% 3.42 2.00% Percent of Effective Gross Income Yes						nt (include total		Yr 1 Asset	Mgt Fee Percer	ntage of EGI:	0.00%
Vacancy Vaca	i a a a a a a a		ı	Property Mat Fe	ee Growth Rate	(choose one):		Yr 1 Prop N	/lgt Fee Percent	age of EGI:	11.39%
Note	Vacancy & Collection Loss	6.00%									34,200
New Number New	Ancillary Income Limit	2.00%		Percent of E	ffective Gross I	ncome		> If Yes, indi	cate actual perc	entage:	
Revenues 313,080 319,342 325,728 332,243 338,888 345,666 352,579 359,631 366,823 374,166 Ancillary Income 6,262 6,387 6,515 6,645 6,778 6,913 7,052 7,193 7,336 7,48 7	II. OPERATING PRO FOR	MA									
Ancillary Income 6, 262	Year	1	2	3	4	5	6	7	8	9	10
Vacancy Vaca	Revenues					338,888	345,666	352,579	359,631		374,160
Other Income (OI) OI Not Subject to Mgt Fee Expenses Isss Mgt Fee Expenses Isss Mgt Fee (134,423) (138,456) (142,609) (146,888) (151,294) (155,833) (160,508) (165,323) (170,283) (175,282) Property Mgmt (34,200) (35,226) (36,283) (37,371) (38,492) (39,647) (40,837) (42,062) (43,324) (44,622) Reserves (17,400) (17,922) (18,460) (19,013) (19,584) (20,171) (20,777) (21,400) (22,042) (22,70) NOI 114,158 114,581 114,956 115,256 115,773 115,931 116,029 116,061 116,029 Mortgage A (92,682) (92	Ancillary Income	6,262	6,387	6,515	6,645	6,778	6,913	7,052	7,193	7,336	7,483
Ol Not Subject to Mgt Fee	Vacancy	(19,160)	(19,544)	(19,935)	(20,333)	(20,740)	(21,155)	(21,578)	(22,009)	(22,450)	(22,899)
Expenses less Mgt Fee (134,423) (134,423) (134,426) (142,609) (146,888) (151,294) (155,833) (160,508) (165,323) (170,283) (175,398) (175	Other Income (OI)	-	-	-	-	-	-	-	-	-	-
Property Mgmt (34,200) (35,226) (36,283) (37,371) (38,492) (39,647) (40,837) (42,062) (43,324) (44,62 Reserves (17,400) (17,922) (18,460) (19,013) (19,584) (20,171) (20,777) (21,400) (22,042) (22,70 Mortgage A (17,400) (114,158) (114,581 (114,956) (115,282) (115,556) (115,773) (115,931) (116,029) (116,061) (116,02) Mortgage A (192,682) (92,682	OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Reserves (17,400) (17,922) (18,460) (19,013) (19,584) (20,171) (20,777) (21,400) (22,042) (22,700) (14,158) (115,158) (115,158) (115,773) (115,153) (116,029) (116,061	Expenses less Mgt Fee	(134,423)	(138,456)	(142,609)	(146,888)	(151,294)	(155,833)	(160,508)	(165,323)	(170,283)	(175,392)
NOI 114,158 114,581 114,582 115,282 115,555 115,773 115,931 116,020 116,061 116,020 Mortgage A (92,682) (92,682	Property Mgmt	(34,200)	(35,226)	(36,283)	(37,371)	(38,492)	(39,647)	(40,837)	(42,062)	(43,324)	(44,623)
Mortgage A Mortgage B Mortgage C D/S Other Source, not DDF DCA HOME Cash Resrv. Asset Mgmt Cash Flow DCR Mortgage B DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR DCR Other Source Total DCR DCR A Balance Mortgage A Mortgage B DCR Mortgage C DCR Other Source Total DCR DCR DCR DCR DCR Balance Mortgage B DCR Mortgage C DCR Other Source Total DCR DCR DCR Source Total DCR DCR Source Total DCR DCR Source Total DCR DCR DCR Source Total DCR DCR Source Total DCR DCR DCR DCR DCR Source Total DCR	Reserves	(17,400)	(17,922)	(18,460)	(19,013)	(19,584)	(20,171)	(20,777)	(21,400)	(22,042)	(22,703)
Mortgage B Mortgage C D/S Other Source,not DDF DCA HOME Cash Resrv. Asset Mgmt -	NOI	114,158	114,581	114,956	115,282	115,556	115,773	115,931	116,029	116,061	116,027
Mortgage B Mortgage C D/S Other Source,not DDF DCA HOME Cash Resrv. Asset Mgmt -	Mortgage A	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)
D/S Other Source,not DDF DCA HOME Cash Resrv. Asset Mgmt Cash Flow 21,476 21,899 22,275 22,601 22,874 23,091 23,249 23,347 23,379 23,379 23,337 DCR Mortgage A 1.23 1.24 1.24 1.24 1.25		-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv. Asset Mgmt	Mortgage C	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
Cash Flow 21,476 21,899 22,275 22,601 22,874 23,091 23,249 23,347 23,379 23,349 DCR Mortgage A 1.23 1.24 1.24 1.24 1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	DCA HOME Cash Resrv.										
DCR Mortgage A 1.23 1.24 1.24 1.24 1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	Asset Mgmt	-	-	-	-	-	-	-	-	-	-
DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR Oper Exp Coverage Ratio Mortgage A Balance Mortgage B Balance Mortgage B 1,203 1.24 1.24 1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	Cash Flow	21,476	21,899	22,275	22,601	22,874	23,091	23,249	23,347	23,379	23,345
DCR Mortgage C DCR Other Source Total DCR	DCR Mortgage A	1.23	1.24	1.24	1.24	1.25	1.25	1.25	1.25	1.25	1.25
DCR Other Source Total DCR	DCR Mortgage B										
Total DCR 1.23 1.24 1.24 1.24 1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	DCR Mortgage C										
Oper Exp Coverage Ratio 1.61 1.60 1.58 1.57 1.55 1.54 1.52 1.51 1.49 1.4 Mortgage A Balance 1,702,307 1,685,893 1,668,725 1,650,769 1,631,987 1,612,343 1,591,796 1,570,305 1,547,827 1,524,31 Mortgage B Balance 1,297,628 1,310,664 1,323,831 1,337,130 1,350,563 1,364,131 1,377,835 1,391,676 1,405,657 1,419,77 Mortgage C Balance Other Source Balance 1	DCR Other Source										
Mortgage A Balance 1,702,307 1,685,893 1,668,725 1,650,769 1,631,987 1,612,343 1,591,796 1,570,305 1,547,827 1,524,31 Mortgage B Balance 1,297,628 1,310,664 1,323,831 1,337,130 1,350,563 1,364,131 1,377,835 1,391,676 1,405,657 1,419,77 Mortgage C Balance Other Source Balance 1	Total DCR	1.23	1.24	1.24	1.24	1.25	1.25	1.25	1.25	1.25	1.25
Mortgage B Balance 1,297,628 1,310,664 1,323,831 1,337,130 1,350,563 1,364,131 1,377,835 1,391,676 1,405,657 1,419,77 Mortgage C Balance Other Source Balance 1	Oper Exp Coverage Ratio	1.61	1.60	1.58	1.57	1.55	1.54	1.52	1.51	1.49	1.48
Mortgage B Balance 1,297,628 1,310,664 1,323,831 1,337,130 1,350,563 1,364,131 1,377,835 1,391,676 1,405,657 1,419,77 Mortgage C Balance Other Source Balance 1 12 13 14 15 16 17 18 19 2 Revenues 381,643 389,276 397,061 405,002 413,102 421,364 429,792 438,388 447,155 456,09 Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI) -		1,702,307	1,685,893	1,668,725	1,650,769	1,631,987	1,612,343	1,591,796	1,570,305	1,547,827	1,524,317
Mortgage C Balance Other Source Balance 11 12 13 14 15 16 17 18 19 2 Revenues 381,643 389,276 397,061 405,002 413,102 421,364 429,792 438,388 447,155 456,09 Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI) - <td< td=""><td>Mortgage B Balance</td><td>1,297,628</td><td>1,310,664</td><td>1,323,831</td><td>1,337,130</td><td>1,350,563</td><td>1,364,131</td><td></td><td>1,391,676</td><td></td><td>1,419,778</td></td<>	Mortgage B Balance	1,297,628	1,310,664	1,323,831	1,337,130	1,350,563	1,364,131		1,391,676		1,419,778
Year 11 12 13 14 15 16 17 18 19 2 Revenues 381,643 389,276 397,061 405,002 413,102 421,364 429,792 438,388 447,155 456,09 Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI) -	Mortgage C Balance										
Revenues 381,643 389,276 397,061 405,002 413,102 421,364 429,792 438,388 447,155 456,09 Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91) Other Income (OI)	Other Source Balance										
Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI)	Year	11	12	13	14	15	16	17	18	19	20
Ancillary Income 7,633 7,786 7,941 8,100 8,262 8,427 8,596 8,768 8,943 9,12 Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI)	Revenues	381,643	389,276	397,061	405,002	413,102	421,364	429,792	438,388	447,155	456,098
Vacancy (23,357) (23,824) (24,300) (24,786) (25,282) (25,788) (26,303) (26,829) (27,366) (27,91 Other Income (OI)	Ancillary Income	•		•	•			•		•	9,122
Other Income (OI)	<u>-</u>				•			,			(27,913)
	,	-	-	-	-	-	-	-	-	-	-
or rior adaptor to ingri as	OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

	PART	SEVEN - OPEF	RATING PRO F	ORMA - 2017	7-0 Wildwood \	Villas II, States	sboro, Bulloch	County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	ur use and contain	references/formulas	that may be overwr	itten if needed.
Revenue Growth	2.00%		Asset Manager		unt (include total		Yr 1 Asset	Mgt Fee Perce	ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lend	,	_		•			
Reserves Growth	3.00%		Property Mgt Fee Growth Rate (choose one):							11.39%
Vacancy & Collection Loss			Expense Growth Rate (3.00%)			Yes	,			34,200
Ancillary Income Limit	2.00%		Percent of E	Effective Gross	Income		> If Yes, indi	cate actual per	centage:	
II. OPERATING PRO FOR	MA									
Expenses less Mgt Fee	(180,653)	(186,073)	(191,655)	(197,405)	(203,327)	(209,427)	(215,709)	(222,181)	(228,846)	(235,712)
Property Mgmt	(45,962)	(47,341)	(48,761)	(50,224)	(51,731)	(53,282)	(54,881)	(56,527)	(58,223)	(59,970)
Reserves	(23,384)	(24,086)	(24,808)	(25,552)	(26,319)	(27,109)	(27,922)	(28,760)	(29,622)	(30,511)
NOI	115,920	115,738	115,478	115,135	114,706	114,187	113,572	112,859	112,041	111,115
Mortgage A	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	23,238	23,056	22,796	22,453	22,024	21,505	20,890	20,177	19,359	18,433
DCR Mortgage A	1.25	1.25	1.25	1.24	1.24	1.23	1.23	1.22	1.21	1.20
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.25	1.25	1.25	1.24	1.24	1.23	1.23	1.22	1.21	1.20
Oper Exp Coverage Ratio	1.46	1.45	1.44	1.42	1.41	1.39	1.38	1.37	1.35	1.34
Mortgage A Balance	1,499,726	1,474,006	1,447,104	1,418,966	1,389,535	1,358,753	1,326,556	1,292,881	1,257,658	1,220,817
Mortgage B Balance	1,434,041	1,448,448	1,462,999	1,477,696	1,492,541	1,507,535	1,522,679	1,537,976	1,553,427	1,569,032
Mortgage C Balance										
Other Source Balance										
Year	21	22	23	24	25	26	27	28	29	30
Revenues	465,220	474,525	484,015	493,696	503,570	513,641	523,914	534,392	545,080	555,981
Ancillary Income	9,304	9,490	9,680	9,874	10,071	10,273	10,478	10,688	10,902	11,120
Vacancy	(28,471)	(29,041)	(29,622)	(30,214)	(30,818)	(31,435)	(32,064)	(32,705)	(33,359)	(34,026)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(242,783)	(250,066)	(257,568)	(265,295)	(273,254)	(281,452)	(289,895)	(298,592)	(307,550)	(316,777)
Property Mgmt	(61,769)	(63,622)	(65,531)	(67,497)	(69,522)	(71,607)	(73,755)	(75,968)	(78,247)	(80,595)
Reserves	(31,426)	(32,369)	(33,340)	(34,340)	(35,371)	(36,432)	(37,525)	(38,650)	(39,810)	(41,004)
NOI	110,075	108,917	107,634	106,223	104,676	102,988	101,153	99,164	97,016	94,699
Mortgage A	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)
Mortgage B	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Wildwood Villas II, Statesboro, Bulloch County										
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	our use and contain	references/formulas	that may be overwr	tten if needed.
Revenue Growth	2.00%			ment Fee Amou	unt (include total		Yr 1 Asset	Mgt Fee Perce	ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lend	ders/investors)			•	J	J	
Reserves Growth	3.00%	_	Property Mgt F	ee Growth Rate	e (choose one <u>)</u>	:	Yr 1 Prop I	Mgt Fee Percer	tage of EGI:	11.39%
Vacancy & Collection Loss	6.00%		Expense G	rowth Rate (3.0	0%)	Yes		cate Yr 1 Mgt F		34,200
Ancillary Income Limit	2.00%		Percent of I	Effective Gross	Income	> If Yes, indicate actual percentage:				
II. OPERATING PRO FOR	MA									
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	17,393	16,235	14,952	13,541	11,994	10,306	8,471	6,482	4,334	2,017
DCR Mortgage A	1.19	1.18	1.16	1.15	1.13	1.11	1.09	1.07	1.05	1.02
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.19	1.18	1.16	1.15	1.13	1.11	1.09	1.07	1.05	1.02
Oper Exp Coverage Ratio	1.33	1.31	1.30	1.29	1.28	1.26	1.25	1.24	1.23	1.22
Mortgage A Balance	1,182,283	1,141,980	1,099,824	1,055,733	1,009,615	961,379	910,927	858,158	802,964	745,234
Mortgage B Balance	1,584,795	1,600,716	1,616,796	1,633,039	1,649,444	1,666,014	1,682,751	1,699,656	1,716,730	1,733,977
Mortgage C Balance										
Other Source Balance										
Year	31	32	33	34	35					
Revenues	567,101	578,443	590,012	601,812	613,848					
Ancillary Income	11,342	11,569	11,800	12,036	12,277					
Vacancy	(34,707)	(35,401)	(36,109)	(36,831)	(37,568)					
Other Income (OI)	-	-	-	-	-					
OI Not Subject to Mgt Fee	-	-	-	-	-					
Expenses less Mgt Fee	(326,280)	(336,068)	(346,150)	(356,535)	(367,231)					
Property Mgmt	(83,012)	(85,503)	(88,068)	(90,710)	(93,431)					
Reserves	(42,234)	(43,501)	(44,806)	(46,151)	(47,535)					
NOI	92,210	89,539	86,679	83,622	80,361					
Mortgage A	(92,682)	(92,682)	(92,682)	(92,682)	(92,682)					
Mortgage B	-	-	-	-	-					
Mortgage C	-	-	-	-	-					
D/S Other Source,not DDF	-	-	-	-	-					
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-					
Cash Flow	(472)	(3,143)	(6,003)	(9,060)	(12,321)					
DCR Mortgage A	0.99	0.97	0.94	0.90	0.87					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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% Reserves Growth 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 11.39% Vacancy & Collection Loss 6.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 34,200 **Ancillary Income Limit** 2.00% Percent of Effective Gross Income --> If Yes, indicate actual percentage: **II. OPERATING PRO FORMA** DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR 0.99 0.97 0.94 0.90 0.87 Oper Exp Coverage Ratio 1.20 1.19 1.18 1.17 1.16 Mortgage A Balance 684.853 621.697 555.640 486.549 414.283 Mortgage B Balance 1.751.396 1.768.991 1.786.762 1.804.712 1.822.842 Mortgage C Balance Other Source Balance III. Applicant Comments & Clarifications IV. DCA Comments The project was awarded debt deferral under the Multi-family Housing Preservation and Revitalization Restructuring Demonstration Program 2015 NOSA. The assumed 515 mortgage debt service will be deferred for 20 years. A refinance event will take place when deferral ends in year 20. In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year paid out of cash flow. Vacancy has been underwritten to 6% per RDs threshold policy which states the vacancy must not fall below the lesser of historical average of collected rents for most recent three years plus 2% for bad debt or industry standard of 5%, max of 10% (for 16 or more units) and 15% (for less than 16 units) unless otherwise specified by terms of NOSA. The 3 year historical vacancy of 4% +2% results in an underwritten vacancy of 6% (waiver obtained from DCA). DSCR: A waiver of the 1.25 DSCR requirement has been obtained from DCA.

	Ap	plicant Response DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	CE DCA Threshold and Scoring section reviews pertain only to the corresponding funding rour	nd and have no
DCA's Overall Comments / Approval Conditions:	effect on subsequent or future funding round scoring decisions.	
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15.) 16.)		
10.) 17.)		
11.) 18.)		
[9.)		
20.)		
1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE W	/ITH PLAN	Pass?
Threshold Justification per Applicant		
Section 42 requires that the housing credit dollar amount requested for the project not exceed the a		
qualified low-income housing project through the credit period. As demonstrated, the housing cred	it dollar amount requested is necessary for the financial feasibility	of the project.
DOALs Commonter		
DCA's Comments:		
O COCT LIMITO		Page 2
2 COST LIMITS	Historia Dahah as Tressell Oslantad Davids	Pass?
NOTE: Unit counts are linked to Rent Chart in Part VI Revenues & New Construction and Expenses Tab. Cost Limit Per Unit totals by unit type are auto-	Historic Rehab or Transit-Oriented DevIpmt	Is this Criterion met? Yes
calculated.	qualifying for Historic Preservation or TOD pt(s)	Is this Criterion met? Yes
Unit Type Nbr Units Unit Cost Limit total by Unit Type Detached/Se Efficiency 0 117,818 x 0 units = 0	Nbr Units Unit Cost Limit total by Unit Type 0 129,599 x 0 units = 0	
mi-Detached 1 BR 0 154.420 x 0 units = 0	0 169.862 x 0 units = 0	MSA for Cost Limit

nurnnege.

PART EIGHT - THRESHOLD CRITERIA 2017-0 Wildwood Villas II. Statesboro, Bulloch County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. puiposes. $187,511 \times 0 \text{ units} =$ $206,262 \times 0 \text{ units} =$ 3 BR 0 $229.637 \times 0 \text{ units} =$ 0 $252,600 \times 0 \text{ units} =$ 0 Valdosta 4 BR 270,341 x 0 units = 0 $297.375 \times 0 \text{ units} =$ 0 0 Subotal 0 Tot Development Costs: Row House Efficiency 0 0 0 110.334 x 0 units = 121.367 x 0 units = 5,193,501 1 BR 46 $144,909 \times 46 \text{ units} =$ 6.665.814 0 $159.399 \times 0 \text{ units} =$ Cost Waiver Amount: 2 BR 12 176,506 x 12 units = 2,118,072 0 $194,156 \times 0 \text{ units} =$ 0 3 BR 217.443 x 0 units = $239,187 \times 0 \text{ units} =$ 0 4 BR 0 258.414 x 0 units = 0 0 284.255 x 0 units = 0 58 8.783.886 0 Subotal Historic Preservation Pts Walkup Efficiency 0 $91.210 \times 0 \text{ units} =$ 0 $100.331 \times 0 \text{ units} =$ n 1 BR O Community Transp Opt Pts 125.895 x 0 units = 0 138.484 x 0 units = 0 2 BR 159.553 x 0 units = 175.508 x 0 units = 0 3 BR 0 $208,108 \times 0 \text{ units} =$ 0 0 228,918 x 0 units = 0 4 BR 0 259,274 x 0 units = 0 $285,201 \times 0 \text{ units} =$ 0 **Project Cost** Subotal 0 0 0 Limit (PCL) Elevator Efficiency 0 95.549 x 0 units = 0 $105.103 \times 0 \text{ units} =$ 0 1 BR 0 $133,769 \times 0 \text{ units} =$ 0 $147,145 \times 0 \text{ units} =$ 8,783,886 2 BR 0 171,988 x 0 units = n $189,186 \times 0 \text{ units} =$ 0 3 BR 0 229.318 x 0 units = 252.249 x 0 units = Note: if a PUCL Waiver has 4 BR O 286,647 x 0 units = 0 $315,311 \times 0 \text{ units} =$ 0 been approved by DCA, that 0 0 Subotal amount would supercede the **Total Per Construction Type** 8,783,886 amounts shown at left. Threshold Justification per Applicant DCA's Comments: 3 TENANCY CHARACTERISTICS This project is designated as: **Elderly** Pass' DCA's Comments: Threshold Justification per Applicant The subject will offer one and two bedroom units targeting elderly households ages 62 and older. Pass? REQUIRED SERVICES Disagree A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. Does Applicant agree? B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects: 1) Social & recreational programs planned & overseen by project mgr Specify: 2) On-site enrichment classes Specify: 3) On-site health classes Specify: 4) Other services approved by DCA Specify: C. For applications for rehabilitation of existing congregate supportive housing developments: Name of behavioral health agency, continuum of care or service provider for which MOU is inclu-C. Threshold Justification per Applicant DCA's Comments: A waiver was requested and approved for required services at pre-application. Pass? MARKET FEASIBILITY **Bowen National Research A.** Provide the name of the market study analyst used by applicant: 14 months **B.** Project absorption period to reach stabilized occupancy В.

C. Overall Market Occupancy Rate

98.90%

C.

	Ar	oplicant Re	esponse	DCA USE
FI	NAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round effect on subsequent or future funding round scoring decisions.	ınd and have no		
• •	and the state of t			
	D. Overall capture rate for tax credit units D. 21.00% List DCA tax credit projects in close provinity to proportion funded in 2014 or 2015. Include DCA project number and project name in each case.			
	E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.			
	Project Nbr Project Name Project Nbr Proje	oject Name		
	1 2014-027 Newport Trace 3 5			
	2 4 6	_		
	F. Does the unit mix/rents and amenities included in the application match those provided in the market study?	F.	No	
	Threshold Justification per Applicant			
	the opinion of the market analyst that a market will continue to exist for the 57 revenue units offered at the subject site upon renovation. Given the limited number	er of affordable	e developm	ents within
	Site PMA, the renovated subject project will offer a housing alternative to low-income households that is not readily available in the area.		,	
	The Max Allowable LIHTC Gross rent and unit mix matches the market study. The market study was completed in August 2017 prior to USDA's completion of unit and the completion of units of the completion of the co	•	•	na rents
utili	zed in the Core Application (approved by USDA) are slightly different from those utilized in the market study, but are within DCA limits and provide the required m	narket advanta	age.	
	DCA's Comments:			
6	APPRAISALS	Pass?		
	A. Is there is an identity of interest between the buyer and seller of the project?	Α.	Yes	
	B. Is an appraisal included in this application submission?	В.	Yes	
			163	
			Vaa	
	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 cost of the project exceed 90% of the as completed unencumbered appraised	4)		
	value of the property?			
	C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?	C.	No	
	D. Has the property been:	D		
	1) Rezoned?	1)	No	
	2) Subdivided?	2)	No	
	3) Modified?	3)	No	
	Threshold Justification per Applicant	,		
6B4	4: This project does not include DCA HOME Funds.			
	DCA's Comments:			
7	ENVIRONMENTAL REQUIREMENTS	Pass?		
		10		
	A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13: A. Geotechnical & Environmental			
	B. Is a Phase II Environmental Report included?	B.	No	

C. Was a Noise Assessment performed?

Yes

PART EIGHT - THRESHOLD CRITERIA 2017-0 Wildwood Villas II. Statesboro, Bulloch County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. 1) Geotechnical & Environmental Consultants, Inc. 1) If "Yes", name of company that prepared the noise assessment? 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection: <65 dB 3) If "Yes", what are the contributing factors in decreasing order of magnitude? No applicable road sources (<65 dB), No applicable railways (<65 dB), Statesboro Municipal Airport 2.5 miles Northest (<55 dB) D. **D.** Is the subject property located in a: 1) Brownfield? No 2) 100 year flood plain / floodway? No If "Yes": a) Percentage of site that is within a floodplain: a) b) Will any development occur in the floodplain? b) c) Is documentation provided as per Threshold criteria? 3) Wetlands? 3) No If "Yes": a) Enter the percentage of the site that is a wetlands: a) b) Will any development occur in the wetlands? b) c) Is documentation provided as per Threshold criteria? C) 4) State Waters/Streams/Buffers and Setbacks area? No E. Has the Environmental Professional identified any of the following on the subject property: 1) Lead-based paint? No No 9) Mold? No 5) Endangered species? 10) PCB's? 2) Noise? No 6) Historic designation? No No 3) Water leaks? No 7) Vapor intrusion? No 11) Radon? No 4) Lead in water? No 8) 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 application included, such as: 1) Eight-Step Process for Wetlands and/or Floodplains required and included? 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire? 2) 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property? 3) G G. If HUD approval has been previously granted, has the HUD Form 4128 been included? N/A Projects involving HOME funds must also meet the following Site and Neighborhood Standards: H. The Census Tract for the property is characterized as [Choose either Minority concentration (50% or more minority), <<Select>> <<Select>> Racially mixed (25% - 49% minority), or Non-minority (less than 25% minority)]: I. List all contiguous Census Tracts: J. Is Contract Addendum included in Application? Threshold Justification per Applicant 7 F,H-J. This project is not seeking HOME funds. DCA's Comments: Pass? SITE CONTROL 12/31/18 A. Is site control provided through November 30, 2017? **Expiration Date:** Yes

B. Form of site control:

C. Name of Entity with site control:

C. Wildwood Villas Ltd.

<<Select>>

B. Contract/Option

				Applicant R	esponse	DCA USE
FIN	NAL THRESHOLD DETERMINATION (DCA Use Or	Disclaimer: [OCA Threshold and Scoring section reviews pertain only to the corresponding funding	ng round and have no		
	· ·	• •	effect on subsequent or future funding round scoring decisions.	5	V	
	D. Is there any Identity of Interest between the entity with site control and the	applicant?		D.	Yes	
0 D	Threshold Justification per Applicant IOI: The General Partner's of Wildwood Villas Ltd. (the Transferor) is Hallmar	Croup Comisso of	Coordin II C of which Mortin II Deterror is the Manager			
	tin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of	· ·				
IVIAIT	DCA's Comments:	Tallmark Ocorgia C	T, LEO and Manager of Hammark Wildwood Villas II, LEO (ine Transieree).		
	DCA's Confinents.					
9	SITE ACCESS			Pass?		
	A. Does this site provide a specified entrance that is legally accessible by pa documentation reflecting such paved roads included in the electronic appl		he appropriate drawings, surveys, photographs and other	A.	Yes	
	B. If access roads are not in place, does the application contain documentat funding, and the timetable for completion of such paved roads?	on evidencing local	government approval to pave the road, a commitment for	B.	No	
	C. If the road is going to be paved by the applicant, are these costs documen development budget provided in the core application?	ited in the submitte	d electronic application binder and reflected in the	C.	No	
	D. If use of private drive proposed, is site control of private drive documented and are the plans for paving private drive, including associated developments.			D.	No	
	Threshold Justification per Applicant	, , , , , , , , , , , , , , , , , , , ,	,	_		
9 B-	D. N/A - The Site can be accessed by an existing paved road as indicated on	the plans.				
	DCA's Comments:					
10	SITE ZONING			Pass?		
	A. Is Zoning in place at the time of this application submission?			Α.	Yes	
	B. Does zoning of the development site conform to the site development pla	1?		В.	Yes	
	C. Is the zoning confirmed, in writing, by the authorized Local Government or			C.	Yes	
	If "Yes": 1) Is this written confirmation included in the A			1)	Yes	
	2) Does the letter include the zoning and land		of the property?	2)	Yes	
	,		nents (include a copy of the applicable sections of the	3)	Yes	
	zoning ordinance highlighted for the stated		(-/		
	4) Is the letter accompanied by all conditions	of these zoning and	land use classifications?	4)	Yes	
	 If project is requesting HOME or HUD funds include development of prime or unique far 	•	rnment official also comment on whether project will	5)	N/Ap	
	D. Is documentation provided (on the Architectural Site Conceptual Develope layout conforms to any moratoriums, density, setbacks or other requirements.	nent Plan either gra	phically or in written form) that demonstrates that the site	D.	No	
	E. Are all issues and questions surrounding the zoning and land use classific		d prior to this application submission?	E.	Yes	
	Threshold Justification per Applicant	•		_		
10 C	C. A zoning letter has been included in Tab 10.					
	D. Per DCA, the Conceptual Site Development Plan can be submitted with the	60 day submission.				
	DCA's Comments:					
11	OPERATING UTILITIES			Pass?		
	A. Check applicable utilities and enter provider name: 1) Ga	3	N/A	1)	No	
	Threshold Justification per Applicant 2) Ele		Georgia Power	2)	Yes	

			Applicant Res	ponse DCA US
INAL THRESHOLD DETERMINATION (D	CA Use Only) Disclaim	<u>ter:</u> DCA Threshold and Scoring section reviews pertain only to the co		
1 A. An electric letter from Georgia Power has been included in		enection subsequent or rutare running round scorn	y decisions.	
DCA's Comments:				
2 PUBLIC WATER/SANITARY SEWER/STORM S	EWER		Pass?	
A. 1) Is there a Waiver Approval Letter From DCA included	I in this application for this criterio	on as it pertains to single-family detached Rural p	rojects? A1)	No
 If Yes, is the waiver request accompanied by an engine 	• •		2)	
B. Check all that are available to the site and enter	1) Public water	City of Statesboro		Yes
provider name:	2) Public sewer	City of Statesboro	2)	Yes
Threshold Justification per Applicant	,	•		
2 B. A water/sewer letter from the city has been provided in Tab	12.			
DCA's Comments:				
REQUIRED AMENITIES			Pass?	
Is there a Pre-Approval Form from DCA included in this applie	cation for this criterion?			Yes
A. Applicant agrees to provide following required Standard S	Site Amenities in conformance wi	th DCA Amenities Guidebook (select one in each ca	tegory): A. A	gree
Community area (select either community room or co		A1) Room		
2) Exterior gathering area (if "Other", explain in box prov	, ,,	A2) Covered Porch	If "Other", explain here	
3) On site laundry type:	3 ,	A3) On-site laundry		
B. Applicant agrees to provide the following required Additio	nal Site Amenities to conform wi	,	В. А	gree
The nbr of additional amenities required depends on the t				Additional Amenities
Additional Amenities (describe in space provided belo			e below) Guideb	oook Met? DCA Pre-app
1) Shuffleboard		3) N/A	,	
2) Pavilion		4) N/A		
C. Applicant agrees to provide the following required Unit Ar	nenities:	, , , , , , , , , , , , , , , , , , ,	C. A	gree
1) HVAC systems				Yes
2) Energy Star refrigerators			, <u> </u>	Yes
Energy Star dishwashers (not required in senior USD	A or HUD properties)		· • • • • • • • • • • • • • • • • • • •	No
4) Stoves			,	Yes
5) Microwave ovens			, <u> </u>	Yes
6) a. Powder-based stovetop fire suppression canisters	installed above the range cook to	on, OR		Yes
b. Electronically controlled solid cover plates over sto	•		/	No
D. If proposing a Senior project or Special Needs project, Ap	•	lowing additional required Amenities:	, <u> </u>	sagree
Elevators are installed for access to all units above the content of the con		2		No
Buildings more than two story construction have interior	•	several locations in the lobbies and/or corridors	,	No
	ior furnished gathering areas in s		<u>-, , , , , , , , , , , , , , , , , , , </u>	
				No
3) a. 100% of the units are accessible and adaptable, as	s defined by the Fair Housing Am		3a)	No Yes
	s defined by the Fair Housing Am		3a)	No Yes

DCA's Comments:

Applicant Response DCA USE

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

INAL THRESHOLD DETERMINATION (DCA Us	e Only) <u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding rou effect on subsequent or future funding round scoring decisions.	nd and have no		
REHABILITATION STANDARDS (REHABILITATION PR	ROJECTS ONLY)	Pass?		
A. Type of rehab (choose one):	A. Pre-Application Waiver		< <select>></select>	
B. Date of Physical Needs Assessment (PNA):	B. January 25, 2017			
Name of consultant preparing PNA:	Mary Lonski-EMG			
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:	Jack Wynn-Southern Home Energy Solution	s LLC		
D. DCA's Rehabilitation Work Scope form is completed, included in Pl	NA tab, and clearly indicates percentages of each item to be either "demoed" or replace	D.	Yes	
DCA Rehabilitation Work Scope form referenced above clearly	1. All immediate needs identified in the PNA.	1)	Yes	
addresses:	2. All application threshold and scoring requirements	2)	No	
	3. All applicable architectural and accessibility standards.	3)	Yes	
	4. All remediation issues identified in the Phase I Environmental Site Assessment	4)	Yes	
E. Applicant understands that in addition to proposed work scope, the as set forth in the QAP and Manuals, and health and safety codes a	project must meet state and local building codes, DCA architectural requirements and requirements. Applicant agrees?	E.	Disagree	
 2.2 - DCA granted waivers on some threshold requirements (See Waive - Applicant agrees to abide by all state and local building codes, all head DCA). 	ath and safety codes and requirements, but DCA granted waivers on several architectura	I requireme	ents (See Waiv	ver App
DCA's Comments:				
SITE INFORMATION AND CONCEPTUAL SITE DEVEL	OPMENT PLAN	Pass?		
A. Is Conceptual Site Development Plan included in application and hard-itectural Manual?	as it been prepared in accordance with all instructions set forth in the DCA	A.	Yes	
Are all interior and exterior site related amenities required and selec	cted in this application indicated on the Conceptual Site Development Plan?		Yes	
3. Location/Vicinity map delineates location point of proposed property	y (site geo coordinates) & shows entire municipality area (city limits, etc.)?	B.	Yes	
	ding properties & structures are included, numbered, dated & have brief descriptions?	C.	Yes	
Site Map delineates the approximate location point of each photo?	·		Yes	
	urly identify existing property & adjacent land uses, and delineate property boundaries	D.	Yes	
Threshold Justification per Applicant				
Per DCA, a Conceptual Site Development Plan can be submitted with	the 60 day submission. B.The location map with site geo coordinates is located in Tab 1	, Section 5		
DCA's Comments:				
BUILDING SUSTAINABILITY		Pass?		
	minimum standard for energy efficiency and sustainable building practices upon	A.		

	Applicant	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only) B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and e that meet the requirements set forth in the QAP and DCA Architectural Manual? Threshold Justification per Applicant	isions.	Disagree	
16 B - DCA granted waivers on several material requirements from the DCA Architectural Manual (See Waiver Approvals from DCA).			
DCA's Comments:			
Bonto commonio.			
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 Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to fe apply both standards so that a maximum accessibility is obtained.)	l Georgia	No	
2) Owner understands that DCA requires the Section 504 accessibility requirements to be incorporated into the design and construction of construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project wifederal debt financing assistance (e.g., HOME). This constitutes a higher standard of accessibility than what may be required under federal means that all projects, including those financed with tax exempt bonds which receive an allocation of 4% tax credits and 9% tax credits, must incorporate at a minimum the requirements of the Uniform Federal Accessibility Standards into the design and construct project.	Il receive eral laws. edits-only	Yes	
3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law support the claim with a legal opinion placed where indicted in Tabs Checklist.	v? If so, 3)	Yes	
4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?	4)	No	
B. 1) a. Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled, Equipped: Nor of Units Equipped: Nor of Units Per			
than one unit) be equipped for the mobility disabled, Equipped: Nbr of Units Per including wheelchair restricted residents? 1) a. Mobility Impaired 3	centage B1)a.	Yes	
7) d. Wobinty Impaired	,		
equipped units (but no fewer than one unit)?	40 % b.	Yes	
2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaire 2 unit) be equipped for hearing and sight-impaired residents?	2 % 2)	Yes	
C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?	oject C.	Yes	
The DCA qualified consultant will perform the following: Name of Accessibility Consultant E&A Team, Inc.			
1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant plans appear to meet all accessibility requirements.	the initial	Yes	
2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site	e. 2).	Yes	
3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specific to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, has a consultant as a complete to accessibility.		Yes	
4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if a been resolved prior to submission of the project cost certification	e with all 4).	Yes	

Threshold Justification per Applicant

Applicant Response DCA USE

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas II, Statesboro, Bulloch County

<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no

FINAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Investoid and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.		
17 A.1 & 2 - Applicant agrees to comply with all applicable Section 504, ADA, UFAS and Georgia Fair housing and Access laws indicated in the 2017 Architectural and Access with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2015 Accessibility Manual was not used for design) 17 A.4 - Applicant agrees to comply with applicable DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exception of items that DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design).		·
DCA (see waver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design). DCA's Comments:		
DCA'S Confinents.		
18 ARCHITECTURAL DESIGN & QUALITY STANDARDS Pass?		
Is there a Waiver Approval Letter From DCA included in this application for this criterion?	Yes	
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?	No	
A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?		
Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, A. construction or rehabilitation of community buildings and common area amenities are not included in these amounts.	Yes	
B. Standard Design Options for All Projects		
1) Exterior Wall Finishes (select one) Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade 2) existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty	Yes	
2) Major Bldg Component Materials & Upgraded roofing shingles, or roofing materials (warranty 30 years or greater) 2) Upgrades (select one)	Yes	
C. Additional Design Options - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.		
1) N/A	No	
2) N/A 2)	No	
Threshold Justification per Applicant		
18 - DCA granted waivers for several items from the DCA Architectural Standards (See Waiver Approvals from DCA).		
DCA's Comments:		
19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE) Pass?		
A. Did the Certifying Entity meet the experience requirement in 2016?	Yes	
B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?	Yes	
C. Has there been any change in the Project Team since the initial pre-application submission?	No	
D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application? D.	No	
E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):		
F. DCA Final Determination F. << Select Determination	signation >:	>
Threshold Justification per Applicant		
19 E. DCA's pre-application Qualification of Project's Team Determination is included in Tab 19.		
DCA's Comments:		
20 COMPLIANCE HISTORY SUMMARY Pass?		
A. Was a pre-application submitted for this Determination at the Pre-Application Stage?	Yes	
B. If 'Yes", has there been any change in the status of any project included in the CHS form?	No	
C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications C. for Project Participants?	Yes	

	Applicant F	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only) Threshold Justification per Applicant Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding f	g round and have no		
0. Compliance History Summary information was submitted at the Pre-Application Stage.			
DCA's Comments:			
1 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE	Pass?		
A. Name of Qualified non-profit: A.			
B. Non-profit's Website: B.			
C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C.		
D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period?	D.		
E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?	E.		
F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence?	F.		
 G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? 	G.		
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	н.		
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 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	1.		
I/A - Applicant is a for profit entity.			
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?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)?	B. C.		
D. CHDO has been granted a DCA HOME consent? Threshold Justification per Applicant DCA HOME Consent amount:	D.		
I/A - Applicant is not a CHDO.			
DCA's Comments:			
3 REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided.	Pass?		
A. Credit Eligibility for Acquisition	A.	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):			

	Applicant Response DCA	USE
	g section reviews pertain only to the corresponding funding round and have no	
Threshold Justification per Applicant	osequent or future funding round scoring decisions.	
the required legal opinion regarding credit eligibility for acquisition is located in Tab 23.		
DCA's Comments:		
4 RELOCATION AND DISPLACEMENT OF TENANTS	Pass?	
A. Does the Applicant anticipate displacing or relocating any tenants?	A. Yes	
B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?	B1) Yes	
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform	,	
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated	. ,	
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?	3) Yes	
C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requir	,	
D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:		
1) Number of Over Income Tenants 5 4) Number of Down units	0	
2) Number of Rent Burdened Tenants 3 5) Number of Displaced Ten		
3) Number of Vacancies 2		
E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):		
1) Individual interviews Yes 3) Written Notifications	Yes	
2) Meetings Yes 4) Other - describe in box pro	rovided:	
Threshold Justification per Applicant		
4A. The relocation plan can be found in Tab 24.		
4B2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core A	Application.	
DCA's Comments:		
BOTTO COMMINIME.		
F AFFIDMATIVELY FURTHERING FAIR HOUGING (AFFIL)	Decc 2	
5 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)	Pass?	
If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:		
A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organizati located?	ion in the county in which the project is A. 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 ser	rvice providers? C. Agree	
D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening	g criteria that will be used, and makes D. Agree	
reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the pro	oject?	
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 nigh	nt hours? F. Agree	
G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrou	unding market area? G. Agree	
H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property		
Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate	te federal or state fair housing laws.	
Threshold Justification per Applicant		
marketing plan will be provided prior to the commencement of lease up.		
DCA's Comments:		

4 II 4 D	
Applicant Response	DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

<u>Disclaimer:</u> 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.

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

Section 42 requires that the housing credit dollar amount requested for the project not exceed the amount that DCA determines is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throught the credit period. As demonstrated, the housing credit dollar amount requested is necessary for the financial feasibility of the project.

DCA's Comments:

PART	NINE - SCO	RING CRITERIA - 2017-0 Wildwood Villa	as II, States	boro, Bulloch County					
		ants must include comments in sections where points are cla only to the corresponding funding round and have no effect on sub-		funding round cooring decisions	Score	Self DCA			
<u>Disclaimer:</u> DCA Threshold and Scoring section F	Value	Score Score							
	92	20 20							
1. APPLICATION COMPLETENESS	1. APPLICATION COMPLETENESS (Applicants start with 10 pts. Any points entered will be <u>subtracted</u> from score value)								
A. Missing or Incomplete Documents	Number:	O For each missing or incomplete document,			A.	0			
Organization	Number:	One (1) pt deducted if not organized as set			1	0			
B. Financial and Other Adjustments DCA's Comments:	Number:	0 2-4 adjustments/revisions = one (1) pt dedu Enter "1" for each iten		1) pt deducted for each add adjustment.	В.	0			
A. Missing or Illegible or Inaccurate Documents or	Nbr		Nbr			Nbr			
Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/rev	isions:	0			
1		1	n/a	1		n/a			
2		2		2					
3		3	included in 2	3		included in 2			
4		4		4		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					
0		9	included in O	0					
9		9	included in 8	9					
10		10		10					
11		11	included in	11					
			10						

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS A. Deeper Targeting through Rent Restrictions Total Residential Units: Applicant agrees to sel income limit set al 50% AUII and gross rents at or below 30% of the 50% income limit set at least. Nor of Restricted Residential Units: Per Applicant Per DCA 2 A 0 0 0 3 B. Deeper Targeting through New PBRA Contracts 1. 15% (at least) of residential units to have PBRA for 10+ yrs: 2. Application receives at least 3 points under Section VII. Stable Communities. Points awarded in Sect VII: 3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDP? A. Desirable Activities (1 or 2 ps. each - see QAP) Complete this section using results from completed current 1 B. Bonus Desirable Activities (1 pt. see QAP) Complete this section using results from completed current Scoring Justification per Applicant DCA's Comments:	eorgia Department of Community Finance			ng Application			riousing rinane	o ana ba	volopin	OH BIVION
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Part								Score	Se	If DCA
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Nor of Restricted Residential Units: 1. 15% of total residential units 2. 20% of total residential units 3. Beper Targeting through New PBRA Contracts Nor of PBRA Residential Units: 1. 15% (at least) of residential units to have PBRA for 10+ yrs: 2. Application receives at least of points under Section VII. Stable Communities. 3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS 1. Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDF? 4. Desirable Activities 1. or 2 pt sept-see QAP) Complete this section using results from completed current both Excel and signed PDF? A Desirable Indicated in Tabs Checklist. DCA's Comments: DCA's Comments: 2. Completed from in both Excel and signed PDF? A Desirable Indicated in Tabs Checklist. DCA's Comments: DCA's Comme	A. Deeper Targeting through Rent Restrictions		-	Total Residential Units:	57					
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4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents	2. DCA has measured all required distances between a pedes	strian site entra	nce and the trans	t stop along Paved	Pedestrian W	alkways.				
Snowing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the vyalkway will be built							itted documents			
5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.	-				-	wiii de dulit.				

PART NINE - SCO	ORING CRITERIA - 2017-0		boro, Bulloch County		
REMINDER: APPIII Disclaimer: DCA Threshold and Scoring section reviews pertain Failure to do so v	Score Value 92	Self DCA Score Score			
6. Transportation service is being publicized to the general	public.				
Flexible Pool Choose A o	•				
A. Transit-Oriented Development 1. Site is owned by local transit agency & is strated create housing with on site or adjacent access to the control of the	er option 1 or 2 under A. gically targeted by agency to o public transportation by. one option in B. transportation stop transportation stop	Competitive Pool chosen , transit << Enter transit agency/service name to << Enter specific URL/webpage showing website here >>	is scoring criterion, <u>regardless</u> of provide the information below for the agency/service: here >> <enter here="" phone=""> higher established <u>schedule</u> from transit agency higher established <u>routes</u> from transit agency</enter>	4 1 3	A. 0 0 1. 2. 3. B. 0 0 1. 2. 3.
4. Publicly operated/sponsored and established	transit service (including on-call	service onsite or fixed-route service	ee within 1/2 mile of site entrance*)	2	4.
Scoring Justification per Applicant DCA's Comments:					
5. BROWNFIELD (With EPA/EPD Docum	nentation)	See scoring criteria for further re	equirements and information	2	
A. Environmental regulatory agency which has designated site as a Brownfie					
 B. Source of opinion Itr stating that property appears to meet requiremts for i C. Has the estimated cost of the Environmental Engineer monitoring been in DCA's Comments: 		ation of Liability Itr			Yes/No Yes/No C.
DONO COMMINIONO.					
6. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirement Competitive Pool chosen:	ents.	<select a="" co<="" devipmt="" p="" sust=""> N/A - 4% Bond</select>	ertification>	3	0 0
DCA's Green Building for Affordable Housing Training	Date of Course	< <enter 's="" here="" name="" participant="">></enter>	< <enter 's="" company="" here="" name="" participant="">></enter>		
	Date of Course		< <enter 's="" company="" here="" name="" participant="">></enter>		
An active current version of draft scoring worksheet for deve	lopment, illustrating compliance w/ r	minimum score required under pro	ogram selected, is included in application	?	
X For Rehab developments - required Energy Audit Report so	ubmitted per current QAP?	Date of Audit	Date of Report]	X
A. Sustainable Communities Certification Project seeks to obtain a sustainable community certification 1. EarthCraft Communities Date that EarthCraft Communities Memorandum of Parl		lopment where the project is locat	ed:	2	A. Yes/No Yes/No

PART NINE - SC	ORING CRITERIA - 2017-0 Wildwood	/illas II, Statesboro, Bulloch	County		
REMINDER: Appli Disclaimer: DCA Threshold and Scoring section reviews pertain	cants must include comments in sections where points a	re claimed. n subsequent or future funding round scoring	, in the second second	Score Value	Self DCA Score Score
			TOTALS:	92	20 20
 Leadership in Energy and Environmental Design for a) Date of project's Feasibility Study prepared by a nonrelable b) Name of nonrelated third party LEED AP that prepared commitments for Building Certification: 	ated third party LEED AP: Feasibility Study: <pre> </pre> <pre> <pre> </pre> <pre> <pre> </pre> <pre> </pre></pre></pre>	•	Company Name here>>]	Yes/No Yes/No
 Project will comply with the program version in effect at Project will meet program threshold requirements for Bo Owner will engage in tenant and building manager educe 	uilding Sustainability?				1. 2. 3.
 B. Sustainable Building Certification Project comm C. Exceptional Sustainable Building Certification 	nits to obtaining a sustainable building certification	from the program chosen above?		1 3	B. C. Yes/No Yes/No
 Project commits to obtaining a sustainable building cert High Performance Building Design The propose A worst case HERS Index that is at least 15% lower that A 10% improvement over the baseline building perform ASHRAE 90.1-2010 Appendix G with additional guidance 	d building design demonstrates: n the ENERGY STAR Target Index? ance rating? The energy savings will be establishe	d following the Performance Rating M		1	1. D. O O 1. 2.
 For minor, moderate, or substantial rehabilitations, a proof or ENERGY STAR compliant whole building energy moderate. Scoring Justification per Applicant 			ERS Rating software		3.
DCA's Comments:					
Z. STABLE COMMUNITIES	(Must use data from the most current	FFIEC census report, published as of January	1, 2016)	7	0 0
 & Census Tract Demographics Competitive Pool chosen: N/A - 4% Bond Project is located in a census tract that meets the follow Less than	ring demographics according to the most recent FF (see Income)	IEC Census Report (www.ffiec.gov/C	ensus/):	3	Yes/No Yes/No
 Designated Middle or Upper Income level (Flexible Pool) Project is NOT located in a census trace 	(see Demographics) that meets the above demographics according to	Designation: the most recent FFIEC Census Repo	<select></select>]	
(www.ffiec.gov/Census/), but IS located within 1/4 mile Georgia Department of Public Health Stable Communities			Per DCA	2	
Sub-cluster in which project is located, according to the mos Housing Properties" map:		Per Applicant ily Affordable Select>	<select></select>] _	U U
Mixed-Income Developments in Stable Communities DCA's Comments:	Market units: 0 Total Unit	s: 58 Mkt Pct of Total:	0.00%	2	0 0
. TRANSFORMATIONAL COMMUNITIES	(choose A or B)			10	

PART NINE - SC	ORING CRITERIA - 2017-0 Wild	lwood Villas II, States	sboro, Bulloch Cou	nty			
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain	cants must include comments in sections when only to the corresponding funding round and have will result in a one (1) point "Application Compl	no effect on subsequent or future	e funding round scoring decision	ns.	Score Value	Self Score	DCA Score
			Т	OTALS:	92	20	20
Is this application eligible for two or more points under 2017	_	=					
If applying for sub-section A, is the completed and executed	_						
If applying for sub-section B, is the completed and executed	·	• •					
Eligibility - The Plan (if Transformation Plan builds on ex	isting Revitalization Plan meeting DCA sta		ization Plan and Transfor lization Plan	mation Plan colur		rmation P	Dlan
		Yes/No	Yes/No	L	Yes/No		s/No
a) Clearly delineates targeted area that includes proposed	• •	a)					
encompass entire surrounding city / municipality / coun		<enter nbr<="" page="" td=""><td>r(s) from Plan></td><td></td><td><enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter></td></enter>	r(s) from Plan>		<enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter>	br(s) from P	lan here>
 b) Includes public input and engagement <u>during the planni</u> 	ng stages?	b) <enter nbr<="" page="" td=""><td>r(s) from Plan></td><td>-</td><td><enter n<="" page="" td=""><td>hr(s) from P</td><td>Plan here></td></enter></td></enter>	r(s) from Plan>	-	<enter n<="" page="" td=""><td>hr(s) from P</td><td>Plan here></td></enter>	hr(s) from P	Plan here>
c) Calls for the rehabilitation or production of affordable re	ntal housing as a policy goal for the	c)	(5) HOM Flams	-	*Entor page 11	br(s) irom r	idii iloroz
community?		<enter nbr<="" page="" td=""><td>r(s) from Plan ></td><td></td><td><enter n<="" page="" td=""><td>br(s) from P</td><td>'lan here></td></enter></td></enter>	r(s) from Plan >		<enter n<="" page="" td=""><td>br(s) from P</td><td>'lan here></td></enter>	br(s) from P	'lan here>
d) Designates implementation measures along w/specific policies & housing activities?	time frames for achievement of	d)	() (1 () (
The specific time frames and implementation measures	are current and ongoing?	<enter nbr<="" page="" td=""><td>r(s) from Plan></td><td>-</td><td><enter n<="" page="" td=""><td>br(s) from P</td><td>ian nere></td></enter></td></enter>	r(s) from Plan>	-	<enter n<="" page="" td=""><td>br(s) from P</td><td>ian nere></td></enter>	br(s) from P	ian nere>
The openio time hames and implementation measures	are current and origining.	<enter nbr<="" page="" td=""><td>r(s) from Plan></td><td></td><td><enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter></td></enter>	r(s) from Plan>		<enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter>	br(s) from P	lan here>
e) Discusses resources that will be utilized to implement the	ne plan?	e)					
		<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter></td></enter>	(s) from Plan>		<enter n<="" page="" td=""><td>br(s) from P</td><td>lan here></td></enter>	br(s) from P	lan here>
f) Is included in full in the appropriate tab of the application	n binder?	f)					
Website address (URL) of Revitalization Plan:							
Website address (URL) of <i>Transformation</i> Plan:							
A. Community Revitalization					2 A		V = = /N =
i.) Plan details specific work efforts directly affecting project	ct site?		i.) Enter n	age nbr(s) here	i.	Y es/No	Yes/No
ii.) Revitalization Plan has been officially	Date Plan originally adopted by Local G	ovt:	ii.)	-g (-,	ii.)	
adopted (and if necessary, renewed) by	Time (#yrs, #mths) from Plan Adoption	• •					
the Local Govt? iii.) Public input and engagement <u>during the planning stage</u>	Date(s) Plan reauthorized/renewed by L	ocal Government, it applicate	able:				
a) Date(s) of Public Notice to surrounding community:	a)						
Publication Name(s)	,						
b) Type of event:	b) < <select 1="" event="" type="">></select>		< <select 2="" event="" type="">></select>				
Date(s) of event(s): c) Letters of Support from local non- Type:	c) Coloot Entitu 1 tuno		. Calast Entity 2 type.				
c) Letters of Support from local non- government entities. Type: Entity Name	c) < <select 1="" entity="" type="">></select>		< <select 2="" entity="" type="">></select>				
Community Revitalization Plan - Application proposes	s to develop housing that contributes to a	written Community Revitaliz	zation Plan for the specific	community in	1 1.		
which the property will be located. 2. Qualified Census Tract and Community Revitalization	on Plan - Application proposes to develop	housing that is in a Qualifie	ed Census Tract and that	contributes to a			
written Community Revitalization Plan for the specific of		•	o conodo made ana mat	continuates to a	1 2.		

Project is in a QCT?

No

1106.010

Eligible Basis Adjustment:

Census Tract Number:

<<Select>>

			PART NINE - SCO	RING CRITER	RIA - 2017-0 V	Vildwood Villa	as II, Statesk	ooro, Bulloch County				
		<u>Disclaimer:</u> DCA Threshold and So	coring section reviews pertain o	only to the correspond	omments in sections ling funding round and point "Application Co	have no effect on sub	sequent or future f	funding round scoring decisions.		Score Value	Self Score	DCA Score
		TOTALS:									20	20
R												
В. (Con	nmunity Transformation Pl	lan							6	В.	
I	Does	s the Applicant reference an exis	sting Community Revitaliz	ation Plan meetir	ng DCA standards?	•						
	1.	Community-Based Team								2	1.	
(Com	nmunity-Based Developer (CBD))	Select at least tw	o out of the three o	options (i, ii and iii) in "a" below, o	r "b").	CBD	1		
_		Entity Name				Website		,				
		Contact Name		Direct Line		Email					Yes/No	Yes/No
á								around the development (propose	ed or	1	•	
		existing elsewhere) in the last to	wo years and can docume	ent that these part	nerships have mea		community or i	resident outcomes.				
		CBO 1 Name				Purpose:						of Support
		Community/neighborhd where p	partnership occurred			Website					incl	uded?
	_	Contact Name		Direct Line		Email						
		CBO 2 Name				Purpose:						of Support
		Community/neighborhd where p	partnership occurred			Website					incl	uded?
		Contact Name		Direct Line		Email						
								or 2) a targeted area surrounding	their		ii.	
	Г	development in another Georgia	a community. Use comm	ent box or attach	separate explanation	on page in corresp	bonding tab of F	Application Binder.				
		The CBD has been selected as	•	•			for Proposal or	similar public bid process.			iii.	
or l	b)	The Project Team received a H	OME consent for the prop	osed property an	d was designated a	as a CHDO.					b)	
(Com	munity Quarterback (CQB)		See QAP for req	uirements.				CQB	1		
	i.	CQB is a local community-base	ed organization or public e	ntity and has a de	emonstrated record	l of serving the De	fined Neighborl	hood, as delineated by the Comn	nunity	Enter pag	е	
		Transformation Plan, to increase	se residents' access to loc	al resources suc	n as employment, e	education, transpo	ortation, and hea	alth?		nbr(s) her	е	
	ii.	Letter from CQB confirming the	ir partnership with Project	Team to serve a	s CQB is included i	in electronic appli	cation binder wh	nere indicated by Tabs Checklist?	?			
	iii.	CQB Name			_	Website						
		Contact Name		Direct Line		Email						
2	2.	Quality Transformation Plan								4	2.	
		Transformation Team has comp	oleted Community Engage	ement and Outrea	ach prior to Applica	tion Submission?						
á	,	Public and Private Engagement				Tenancy:	Elderly					
		Family Applicants must engage	at least <u>two</u> different Tra	nsformation Part	ner types, while Se	nior Applicants m	ust engage at le	east <u>one</u> . <u>Applicant agrees?</u>	_			
	i.	Transformation Partner 1	<select td="" transformation<=""><td>Partner type></td><td></td><td></td><td>Date of Public</td><td>Meeting 1 between Partners</td><td></td><td></td><td></td><td></td></select>	Partner type>			Date of Public	Meeting 1 between Partners				
		Org Name					Date(s) of publ	ication of meeting notice				
		Website					Publication(s)					
		Contact Name		Direct Line			Social Media					
		Email					Mtg Locatn					
		Role						s were present at Public Mtg 1 be	_	Partners?		
	ii.	Transformation Partner 2	<select td="" transformation<=""><td>Prtnr type></td><td></td><td>If "Other" Type,</td><td>Date of Public</td><td>Meeting 2 (optional) between Par</td><td>rtnrs</td><td></td><td></td><td></td></select>	Prtnr type>		If "Other" Type,	Date of Public	Meeting 2 (optional) between Par	rtnrs			
		Org Name				specify below.	Date(s) of publ	ication of meeting notice			, <u> </u>	

	PART	NINE - SCORING CRITE	RIA - 2017-0	Wildwood Vill	as II, States	boro, Bulloc	ch County			
<u>Disclaimer:</u> DCA Threshol	d and Scoring section	EMINUER: Applicants must include in reviews pertain only to the correspo- ailure to do so will result in a one (nding funding round an	d have no effect on su	bsequent or future	funding round scor	ing decisions.	Score Value	Self Score	DCA Score
	·	unaro to do so min rosalt in a one t	Trount ribbliodilon	oombiotoness dode			TOTALS:	92	20	20
Website					Publication(s)			_		
Contact Name		Direct Line			Social Media					
Email					Mtg Locatn					
Role					Which Partne	rs were present	at Public Mtg 2 betweer	n Partners?		
b) Citizen Outreach		either "I" or "ii" below for (b).							Yes/No	Yes/No
i. Survey		plank survey and itemized sum	mary of results inclu	uded in correspon	ding tab in appli	cation binder?			i.	
or	Nbr of Re	espondents								
ii. Public Meetings					7p-1 Mio		Mar Nada - Dalebard		ii.	
Meeting 1 Date	Maatiaa 4 aatiaa				Dates: Mtg 2		Mtg Notice Publication		2	
Date(s) of publication of	Meeting 1 notice				Public Mtg 2 r		d public mtg between Ti	ansformath F	Partners?	
Publication(s)										
Social Media					Social Media					
Meeting Location Copy(-ies) of published r		liti hindar2		T	Mtg Locatn		s provided in application	- h:d0		
		int format below the top 5 chall	enges preventing th	nie community fron					ome popula	tion to
		goals and solutions for the Trai				ai iesouices (ac	cording to reedback from	II tile low lile	onie popula	tion to
i. Local Population Challen										
Goal for increasing residents										
Solution and Who Imple										
Goal for catalyzing neighbor										
Solution and Who Imple										
ii. Local Population Challen										
Goal for increasing residents										
Solution and Who Imple										
Goal for catalyzing neighbor	hood's access									
Solution and Who Imple										
iii. Local Population Challen	nge 3									
Goal for increasing residents	s' access									
Solution and Who Imple	ements									
Goal for catalyzing neighbor	hood's access									
Solution and Who Imple	ements									
iv. Local Population Challen	nge 4									
Goal for increasing residents										
Solution and Who Imple	ements									
Goal for catalyzing neighbor										
Solution and Who Imple										
v. Local Population Challen										
Goal for increasing residents										
Solution and Who Imple										
Goal for catalyzing neighbor										
Solution and Who Imple	ments									

	PART NINE - SCC	RING CRITER	RIA - 2017-0 V	Vildwood Villa	s II, Statesboro, Bulloc	h County			
<u>Disclaimer:</u> DCA Threshold and S	coring section reviews pertain	only to the correspond	omments in sections ling funding round and point "Application C	have no effect on sub	sequent or future funding round scori	ng decisions.	Score Value	Self Score	DCA Score
						TOTALS:	92	20	20
C. Community Investment							4		
1. Community Improvement Fur	nd Amount / Bala	ance			Elderly	1	_ 1	1.	
Source		T		Bank Name			Applicants: P	lease use "Pt	IX B-
Contact		Direct Line		Account Name				mprovmt Narr	
Email Bank Contact		Direct Line	<u> </u>	Bank Website Contact Email			provided.		
Description of		Direct Line		Contact Email					
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 g	round lease (no less than	45-year) for nomi	inal consideration	and no other land	costs for the entire property?		•		
b) No funds other than what is dis-									
3. Third-Party Capital Investmer	nt				Competitive Pool chosen:	N/A - 4% Bond	2	3.	
Unrelated Third-Party Name									
Unrelated Third-Party Type					<select 3rd="" party="" td="" typ<="" unrelated=""><td>e></td><td>Improveme</td><td>ent Comple</td><td>tion Date</td></select>	e>	Improveme	ent Comple	tion Date
Is 3rd party investment commu				3 yrs prior to Appl					
Distance from proposed project	t site in miles, rounded up	to the next tenth	of a mile		miles				
Description of Investment or Funding Mechanism									
Description of Investment's									
Furtherance of Plan									
Description of how the									
Description of how the investment will serve the tenant	t								
base for the proposed	`								
development									
Full Cost of Improvement					Total Development Costs (TDC	C):			
as a Percent of TDC:	0.0000%	0.00	000%		5,193,501	Í			
D. Community Designations		-		(Choose only one	p.)	_	10	D.	

	PART NINE - SCORING CRITE	RIA - 2017-0 Wildwood Villas II, Statesboro, Bulloch County				
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond	comments in sections where points are claimed. ding funding round and have no effect on subsequent or future funding round scoring decisions.) point "Application Completeness" deduction.	Score Value			DCA Score
		TOTALS:	92	:	20	20
	 HUD Choice Neighborhood Implementation (CNI) Grant Purpose Built Communities 			1. 2.		
	Scoring Justification per Applicant					
	DOM: Oursele					
	DCA's Comments:					
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B) Competitive Pool chosen: N/A - 4% Bond	4		0	0
Α.	Phased Developments	Phased Development? No 0	3	Α.		
	1. Application is in the Flexible Pool and the proposed project is part of a Pha	ased Development in which one or more phases received an allocation of 9% tax credits wit may receive these points) and at least one phase has commenced construction per that allo	thin the	1.		
	If Yes, indicate DCA Project Nbr and Project Name of the first phase:	Number: Name				
	If current application is for third phase, indicate for second phase:	Number: Name				
	2. Was the community originally designed as one development with different	t phases?		2.		
	3. Are any other phases for this project also submitted during the current fun	ding round?		3.		
	4. Was site control over the entire site (including all phases) in place when the	he initial phase was closed?		4.		
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)	3	B.	0	0
	· ·	rgia Housing Credit development that has received an award in the last		_		
	1. Five (5) DCA funding cycles		3	1.		
	2. Four (4) DCA funding cycles	(-110)	2	2.	_	
C.	Previous Projects (Rural Pool)	(choose 1 or 3)	4	C.	0	0
	The proposed development site is within a Local Government bounda 1. Within the last Five (5) DCA funding cycles	ry which has not received an award of 9% Credits:	3	1.		
	2. Since the 2000 DCA Housing Credit Competitive Round	(additional point)	3 1	2.		
OR	3. Within the last Four (4) DCA funding cycles	(ddullonal point)	2	3.		
0	Scoring Justification per Applicant		_	0.		
	Janes and Artifician					
	DCA's Comments:					
10.	MARKET CHARACTERISTICS		2		0	0

PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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 Self Value Score	DCA Score
TOTAL	S: 92 20	20
For DCA determination:	Yes/No	Yes/No
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 to base as the proposed project?	tenant A.	
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 a proposed tenant population?	and the B.	
Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?	C.	
). Is the capture rate of a specific bedroom type and market segment over 55%?	D.	
Scoring Justification per Applicant		
DCA's Comments:		
EVITABLE AFFORDADU ITV OOMMITMENT	4 0	
. EXTENDED AFFORDABILITY COMMITMENT (choose only one)	1 0	0
A. Waiver of Qualified Contract Right Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?	I A.	
Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period? 3. Tenant Ownership	1 B.	
Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).	ı b.	
DCA's Comments:		
. 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:		
R. RURAL PRIORITY Competitive Pool: N/A - 4% Bond Urban or Rural: Rural	2	
ch 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 b olicant to designate these points to only one qualified project will result in no points being awarded.	by the Unit Total 58	
Hallmark-Georgia GP, LLC 0.0100% Martin H. Petersen NPSponsr 0 0.0000%	6 0	
0 0.0000% 0 Developer Hallmark Development Services, LLC 0.0000%		
2 0 0.0000% 0 Co-Developer 1 0 0.0000%		
Consult of the Consult of Consult		
LP Boston Financial Investment Manager 99.9900% Thomas G. Paramore Development Consult Greystone Alfordable Development 0.0000% LP Boston Financial Investment Manager 0.0000% Thomas G. Paramore	o ranya Lasiwool	
Scoring Justification per Applicant DCA's Comments:		
, DCA COMMUNITY INITIATIVES	2 0	0
Georgia Initiative for Community Housing (GICH)	1	

	PART NINE - SCORING CRITERIA - 2017-0 Wildwood \	/illas II, Statesboro, Bulloch	County		
	REMINDER: Applicants must include comments in sections where points at Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect of Failure to do so will result in a one (1) point "Application Completeness" d	n subsequent or future funding round scoring	-	Score Value	Self DCA Score Score
			TOTALS:	92	20 20
	Letter from an eligible Georgia Initiative for Community Housing team that clearly:				A. Yes/No Yes/No
	Identifies the project as located within their GICH community:	Select applicable GICH >			1.
	Is indicative of the community's affordable housing goals		•		2.
	3. Identifies that the project meets one of the objectives of the GICH Plan				3.
	4. Is executed by the GICH community's primary or secondary contact on record w/ University of Georgia Hou	using and Demographic Research Co	enter 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.			
В.	Designated Military Zones http://www.dca.state.ga.us/economic/DevelopmentTools/pro	ograms/militaryZones.asp		1	
	Project site is located within the census tract of a DCA-designated Military Zone (MZ).				B.
	City: Statesboro County: Bulloch QCT? No	Census Tract #:	1106.010		
	Scoring Justification per Applicant	DCA's Comments:			
15.	LEVERAGING OF PUBLIC RESOURCES Competitive	e Pool chosen:	N/A - 4% Bond	4	0 0
	Indicate that the following criteria are met:				Yes/No Yes/No
	a) Funding or assistance provided below is binding and unconditional except as set forth in this section.		Unmet criterion res	ults in no	a)
	b) Resources will be utilized if the project is selected for funding by DCA.		points!		b)
	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 rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus		38 loans must reflect i	nterest	d)
	e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD	•			
	f) If 538 loans are beng considered for points in this section, the funds will be obligated by USDA by September 1975.				e)
1	Qualifying Sources - New loans or new grants from the following sources:	Amount			Amount
٠.	a) Federal Home Loan Bank Affordable Housing Program (AHP)	a)] a)		Timount
	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)	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	1)	i)		
	j) Federal Government grant funds or loans	J)	J)		0
_	Total Qualifying Sources (TQS):	0	J	<u> </u>	0
2.	Point Scale Total Development Costs (TDC):	5,193,501			
	Scoring Justification per Applicant TQS as a Percent of TDC:	0.0000%			0.0000%
	POW 0				
	DCA's Comments:				

16. INNOVATIVE PROJECT CONCEPT

3

٠. ز	gia Department of Community Atlants	riousing rinano	, and 20	0.00	
	PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas II, Statesboro, Bullo	ch 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 so Failure to do so will result in a one (1) point "Application Completeness" deduction.	oring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	Is the applicant claiming these points?				
	Selection Criteria	Ranking Pts Value Ran	<u>ge</u>	Ra	anking Pts
	1. Presentation of the project concept narrative in the Application.	0 - 10		1.	
	2. Uniqueness of innovation.	0 - 10		2.	
	3. Demonstrated replicability of the innovation.	0 - 5		3.	
	4. Leveraged operating funding5. Measureable benefit to tenants	0 - 5 0 - 5		4. 5.	
	 Collaborative solutions proposed and <i>evidence</i> of subject matter experts' <i>direct</i> 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):	6	1	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	57	1 -	1.	
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and Min 1 BR LI Units required	6	1		
	is prepared to accept the full utilization by DCA of 10% of the units? 1 BR LI Units Proposed	46			
	2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction	on for all PRA units?	•	2.	
	3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?			3.	
	4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?			4.	
В.	Target Population Preference		3	B. 0	0
	1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a	tenant selection		1.	
	preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?		1		
	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	U	0.0%	۷.	
	Cooling Vacanication per rippinearit				
	DCA's Comments:				
18.	HISTORIC PRESERVATION (choose A or B)		2	0	0
	The property is:	0]		
Δ	Historic and Adaptive Reuse Historic adaptive reuse units		1 2	Α.	
Α.	The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units	58	_		
	certified historic structure. % of Total	0.00%			
	<< Enter here Applicant's Narrative of how building will be reused >>				
В.	, Historic Nbr Historic units:	0	1	В.	
	The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Total Units	58]		
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%	J		
	DCA's Comments:				

	PART NINE - SCORIN	G CRITERIA - 2017-0 Wildwood Villas II, States	boro, Bulloch	County			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to	must include comments in sections where points are claimed. the corresponding funding round and have no effect on subsequent or future ult in a one (1) point "Application Completeness" deduction.	funding round scoring		Score Value		DCA Score
				TOTALS:	92	20	20
19.	HEALTHY HOUSING INITIATIVES (che	pose 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 of	data to more efficiently target the proposed initiative for a proposed	ed property:				
	a) A local Community Health Needs Assessment (CHNA)		_				
	· · · · · · · · · · · · · · · · · · ·	o://www.countyhealthrankings.org/health-gaps/georg	<u>ia</u>				
	c) The Center for Disease Control and Prevention – Community	, ,					
	2. The Applicant identified target healthy initiatives to local comm						
	3. Explain the need for the targeted health initiative proposed in	uns secuon.					
Α.	Preventive Health Screening/Wellness Program for Res	sidents			3	0	0
	1. a) Applicants agrees to provide on-site preventive health scre	• • • • • • • • • • • • • • • • • • • •				a)	
	b) The services will be provided at least monthly and be offer					0)	
	, .	entive health care education and information for the residents?		0		C)	D a a la la sa t
	Description of Service (Enter "N/a" if necessary) a)			Occurren	ce	Cost to	Resident
	b)						
	c)						
	d)						
В.	Healthy Eating Initiative				2	0	0
	b) F c) F d) E	In the QAP, at the proposed project? Emphasize the importance of local, seasonal, and healthy food? Have a minimum planting area of at least 400 square feet? Provide a water source nearby for watering the garden? Be surrounded on all sides with fence of weatherproof construction Meet the additional criteria outlined in DCA's Architectural Manual		debook?	1	a) (b) (c) (d)	
	2. The monthly healthy eating programs will be provided free of	charge to the residents and will feature related events?			:	2.	
	Description of Monthly Healthy Eating Programs		Description of Rel	ated Event			
	a)						
	b)						

PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas II, Statesboro, Bulloch 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
d)			
C. Healthy Activity Initiative	2	0	0
Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? Less of Healthy Activity Initiative 1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:	here >>		
a) Be well illuminated? f) Provide trash receptacles?	1	()	
b) Contain an asphalt or concrete surface? b) g) Meet the additional criteria outline)	
c) Include benches or sitting areas throughout course of trail? d) Provide distance signage? Architectural Manual – Amenities Gu	uidebook?		
e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?			miles
2. The monthly educational information will be provided free of charge to the residents on related events?	2	2.	
Scoring Justification per Applicant			
DCA's Comments:			
D. QUALITY EDUCATION AREAS	3	0	0
Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI?			
NOTE: 2013-2016 District / School System - from state CCRPI website:			
CCRPI Data Must Tenancy Elderly Be Used If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?			
CCRPI Scores from School Years Ending In:	Average	CCE	
			עס ∠
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016	CCRPI		RPI > verage?
Oracles Departs of the Control of th	CCRPI Score		
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 a) Primary/Elementary b) Middle/Junior High			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 a) Primary/Elementary b) Middle/Junior High c) High			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 2013 2014 2015 2016 2015 2016 2016 2016 2017 2018 2018 2019 2019			
School Level School Name (from state CCRPI website) School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 Description of the school			
School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 2013 2014 2015 2016 2015 2016 2016 2016 2017 2018 2018 2019 2019			
School Level School Name (from state CCRPI website) School Level School Name (from state CCRPI website) Grades Served Charter School? 2013 2014 2015 2016 Description of the school			

	1	,	PART NINE - SCORING CRITER	RIA - 2017-0 V		as II. Sta	tesboro, Bulloch	County			
	<u>Disclaimer:</u> D	CA Threshold and So	REMINDER: Applicants must include cooring section reviews pertain only to the corresponding Failure to do so will result in a one (1)	omments in sections ding funding round and	wnere points are ci have no effect on su	laimed. Ibsequent or fi			Score Value	Self Score	DCA Score
								TOTALS:	92	20	20
OR	B. Exceed the mi	nimum jobs thres	hold by 50%						2		
	Jobs Threshold	City of Atlanta	(Cherokee, Clayton, Cobb		stlanta Metro Fayette, Fulton,	Gwinnett, H	lenry and Rockdale c	ounties)	Other MSA	Rural Area	
	Minimum	20,000			15,000				6,000	3,000	
	Project Site										
	Min Exceeded by:	0.00%			0.00%				0.00%	0.00%	
	Total Nbr of Jobs w Nbr of Jobs in 2-mi	/in the 2-mile rad le radius w/ worke s w/in the 2-mile ra	(from chart above) Nbr of Jobs: ius: ers who travel > 10 miles to work: adius w/ workers travelling over 10 miles	Per Applicant 0.00%	Per DCA 0.00%		Project City Project County HUD SA MSA / Non-MSA Urban or Rural	Statesboro Bulloch Bulloch Co. Non-MSA Rural			
	DCA's Comments:										
22.	COMPLIANCE Base Score Deductions Additions		ANCE						10	10	10
	Scoring Justification	n per Applicant									
	DCA's Comments:										
					EXCEPTIONA	L NONPR	OFIT POINTS CONCEPT POINT	-s	92	20	20 0 0
				NET POSSIBI	LE SCORE W	ITHOUT	DCA EXTRA PO	INTS			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.

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. TOTALS: Score Value Score Value Score

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

Wildwood Villas II Statesboro, Bulloch County

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

Georgia Department of Community Affairs

DRAFT 2017 Funding Application

Housing Finance and Development Division

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

Wildwood Villas II Statesboro, Bulloch County



Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Wildwood Villas II Statesboro, Bulloch County

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

Scoring Section 16 - Innovative Project Concept Narrative

Wildwood Villas II Statesboro, Bulloch 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. 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.

Printed Name	Title
Signature	Date
	[SEAL]

APPLICANT/OWNER

unding Limits	Specification LIHTC		<u>Scale</u> Per Proj Per Pro	Rural Pool	l y Circumstances	s Walver			Minimum n/a n/a n/a	Maximum 950,000 850,000 1,200,000	
	HOME HUD PIH Office of Capital Impr	ovements - Total Development Cos	Per Owi Per Proj Per Owi	wner Per Round oject wner Per Round (% of HOME fun		waive			n/a 1,000,000 n/a	1,800,000 2,000,000 25%	
		Unit TDC Limit by Bedroom Size		Historic / C					droom Size		
MSA Type Albany Detached Albany Elevator	0 1 /Sei 120,264 157,510 97,421 136,390	2 3 191,153 233, 175,358 233,	,904 275,2	.297 Abany	Type Detached/Se Elevator	0 132,290 107,163	1 173,261 150,029	2 210,268 192,893	3 257,294 257,192	4+ 302,826 321,490	
Albany Row Hou Albany Walkup		180,148 221, 163,659 213,	,709 263,3	,370 Albany	Row House Walkup	124,059	162,798 141,997	198,162 180,024	243,879	289,707	
Athens Detached Athens Elevator	/Sei 124,002 162,434 100,476 140,667	197,155 241, 180,857 241,		,013 Athens	Detached/Se Elevator	136,402 110,523	178,677 154,733	216,870 198,942	265,425 265,257	312,414 331,571	
Athens Row Hou Athens Walkup	se 116,248 152,579 96,302 132,960	185,753 228, 168,552 219,	,661 271,6	,655 Athens	Row House Walkup	127,872 105,932	167,836 146,256	204,328 185,407	251,527 241,934	298,820 301,435	
Atlanta Detached Atlanta Elevator	/Sei 139,407 182,430 112,784 157,897	221,255 270, 203,010 270,			Detached/Se Elevator	153,347 124,062	200,673 173,686	243,380 223,311	297,536 297,749	350,097 372,186	
Atlanta Row Hou Atlanta Walkup	se 130,931 171,658 108,868 150,379	208,792 256, 190,725 249,			Row House Walkup	144,024 119,754	188,823 165,416	229,671 209,797	282,345 273,962	335,239 341,380	
Augusta Detached Augusta Elevator	/Sei 128,534 167,884 103,683 145,157	203,317 248, 186,630 248,	,031 291,6	,664 Augusta	Detached/Se Elevator	141,387 114,051	184,672 159,672	223,648 205,293	272,834 273,724	320,830 342,155	
Augusta Row Hou Augusta Walkup	se 121,141 158,487 101,425 140,219	192,445 235, 177,997 232,			Row House Walkup	133,255 111,567	174,335 154,240	211,689 195,796	259,582 256,031	307,869 319,103	
Chattanooga Detached Chattanooga Elevator	/Sei 133,109 174,341 107,835 150,968	211,588 258, 194,102 258,		,750 Chattnooga		146,419 118,618	191,775 166,064	232,746 213,512	284,816 284,683	335,225 355,854	
Chattanooga Row Hou Chattanooga Walkup	se 124,813 163,799 103,445 142,830	199,390 245, 181,076 236,			Row House Walkup	137,294 113,789	180,178 157,113	219,329 199,183	269,948 259,933	320,683 323,866	
Columbus Detached Columbus Elevator		192,390 235, 176,521 235,	,232 276,7	,796 Columbus	Detached/Se Elevator	133,313 107,873	174,476 151,023	211,629 194,173	258,755 258,897	304,475 323,621	
Columbus Row Hou Columbus Walkup	se 113,800 149,219 94,582 130,638	181,518 223, 165,678 216,			Row House Walkup	125,180 104,040	164,140 143,701	199,669 182,245	245,503 237,964	291,514 296,519	
Macon Detached Macon Elevator		194,750 238, 178,650 238,	,357 280,5	,557 Macon	Detached/Se Elevator	134,732 109,175	176,493 152.845	214,225 196,515	262,192 262,020	308,612 327,525	
Macon Row Hou Macon Walkup	se 114,820 150,709 95.112 131.315	183,480 225, 166.465 217.	,870 268,3	;343 Macon	Row House Walkup	126,302 104,623	165,779 144,446	201,828 183.111	248,457 238,934	295,177 297.697	
Savannah Detached Savannah Elevator		204,394 250, 187,519 250	,016 294,2	,230 Savannah	Detached/Se Elevator	141,535 114,594	185,308 160,432	224,833 206,270	275,017 275,027	323,653 343,785	
Savannah Row Hou Savannah Walkup		192,727 237, 175,464 229,	,087 281,5	,584 Savannah	Row House Walkup	132,807	174,216 152,216	211,999 193,010	260,795 251,948	309,742 313,931	
Valdosta Detached Valdosta Elevator		187,511 229, 171,988 229,	,637 270,3	,341 Valdosta	Detached/Se Elevator	129,599 105,103	169,862 147,145	206,262 189,186	252,600 252,249	297,375 315,311	
Valdosta Row Hou Valdosta Walkup		176,506 217, 159,553 208,	,443 258,4	,414 Valdosta	Row House Walkup	121,367	159,399 138,484	194,156 175,508	239,187 228,918	284,255 285,201	
vandUsid WidRUP	HOME 221(d)(3) Unit Subsidy		,108 259,2 0.RJ		Walkup 3 RR	4 RR	.50,404	. 10,300			
	Unit Cost Limit		0 Bi 110,4		3 BR 199,229	4 BR 199,229			Minimum 1,000	Maximum 0	Maximum is project-sp
alegory	Specification		Scale						Minimum	Maximum	
nnual Operating Expenses Annual Operating Expenses	Urban City of Atlanta		Per Unit						4,500	n/a	
	Other MSA Rural MSA		Per Unit Per Unit	nit					4,000 3,500	n/a n/a	
	Non-MSA with U	USDA Financing JSDA Financing	Per Unit Per Unit	nit					3,000 3,000	n/a n/a	
Replacement Reserve Pymt	Rehab New		Per Unit Per Unit	nit					350 250	n/a n/a	
	Single Family and Duplex Historic Rehab		Per Unit Per Unit						420 420	n/a n/a	
evelopment Costs Pre-Development Costs	Tax Credit Application Fee		Dor Droi	oject - For Profit or Joint Venture					6.5	500	
The beveragineri doda	Tax Credit Application Fee Tax Credit Letter of Determinal	line Enn		oject - Nonprofit					5,5	500	
	DCA HOME Consent Loan Pre DCA HOME Consent Loan Pre	-Application Fee		oject - For Profit or Joint Venture oject - Nonprofit					1,0	000	
Hard Costs	Rehab	урркацоп гее	Avg Per	oject - Noriproni er "Dwelling" unit hard costs - not in ER OF % of Construction Hard Co		ity bldgs and co	ommon areas		25,000	see UCL	
Construction Contingency	New		OR Doll	ollar amount					N/A N/A	500,000	
	Rehab		OR Doll	ER OF % of Construction Hard Co ollar amount					N/A N/A	7% 500,000	
Builder Profit Builder's Overhead	n/a n/a		% of (Co	Construction Hard Costs, exclusive Construction Hard Costs, exclusive	of Contingency	and Contractor	Svcs)		n/a n/a	6% 2%	
General Requirements (oxclusive of Contractor Svcs) Professional Services	n/a Green Building Consultant Fee			Construction Hard Costs, exclusive	of Contingency	and Contractor	Svcs)		n/a n/a	6% 20,000	
DCA-Related Costs	LIHTC Allocation Fee 4% LIHTC IRS Form 8609 Fee	2		nt of Credit Request nt of Credit Request						%	
		ts, Post Award Project Concept Am							1,5	000 500	
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) USDA 515 or URFA Fee	Per Unit	nit					800 400	n/a n/a	
		Single Family Detached or Dupl HOME	ilex fee Per Dwi Per Unit						1500 750	n/a n/a	
Developer's Fee		Non-compliant Reinspection Fe	ee Per Unit Maximu	nit or File Plus travel um						75 0,000	
	Identity of Interest	New Construction		um Walver Amount for 4% bond a TDC - budgeted DF - Demo - uw I					2,50	0,000	
		Acq / Rhb Acq portion Rhb portion	% of Ex % of (TI	xisting Structures acquisition cost TDC - budgeted DF - uw Land - A	including Acquisit on Lal Fees - Exis	tion Legal Fees)			5% 5%	
		Rehabilitation % DF to bldg acc	% of (TI	TDC - budgeted DF - uw Land - A TDC - budgeted DF - uw Land)	oq Lgl Fees - Exis	sting Structures)			5% 5%	
	No Identity of Interest		LESSEF	ER OF % of (TDC - uw Land - bud rcentage proposed	geted DF - Bldr p	orofit)			15	5% ?	
			on per	J. 7					0	15 50%	
	Deferred DF Term (Years) Deferred DF % of Total DF								6	n/a	
Operating Deficit Reserve	Deferred DF Term (Years) Deferred DF % of Total DF			of Year 1 Debt Service (out of 12)							
Rent-Up Reserve			Mths of Mths of	of Year 1 O&M Expense (out of 12) of projected operating expenses					3	n/a n/a	
Rent-Up Reserve LIHTC Final Inspection Fee roforma Operating Forecast	Deferred DF % of Total DF		Mths of Mths of Per Proj	of Year 1 O&M Expense (out of 12) of projected operating expenses oject					3,1		
Rent-Up Reserve LHTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjusti	Deferred DF % of Total DF		Mihs of Mihs of Per Proj	If Year 1 O&M Expense (out of 12) If projected operating expenses oject 1 2 3 196 80% 90%	4 Base	5 108%	6 116%	7 124%		n/a	
Rent-Up Reserve LiltTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjust Revenus Growth Rate VAC Loss Rate (Non-PBRAUSDA)	Deferred DF % of Total DF		Miths of Miths of Per Proj 1 7009 Per Ope Per Ope	If Year 1 OZM Expense (out of 12) f projected operating expenses oject 1 2 3 9% 80% 90% peration Year Portion From the Comment of the Commen	4				8 132% 2	n/a 000	
Rend Up Reserve LitHC Final Inspection Fee LitHC Final Inspection Fee Visit Inspection Fee Visit Inspection Fee Visit Inspect Inspection Fee Visit Little Render Manual Visit Little Rate (PRINUSDA) Operating Experts Cowin Rate	Deferred DF % of Total DF ments for Rent Calculations		Mihs of Mirs of Per Proj 1 70% Per Ope Per Ope Per Ope	if Year 1 O&M Expense (out of 12) if projected operating expenses oject 1	4				8 132% 2 7 7	n/a 0000 96 96 96 96	
Ren-Up Reserve LiHTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjust Revenus Growth Rate V&C Loss Rate (Non-PBRAUSDA) V&C Loss Rate (PBRAUSDA)	Deferred DF % of Total DF ments for Rent Calculations		Miths of Miths of Per Proj	If Year 1 OZM Expense (out of 12) If projected operating expenses oject 1 2 3 1% 80% 90% peration Year peration Year	4				8 132% 2 7 7 3 3	n/a 0000 96 96 96 96	
Ross lip Reserve LHTC Final Inspection Fee LHTC Final Inspection Fee LHTC Final Inspection Fee Number of Persons in Farnly and Percentage Adjust Revenue Growth Rate VAL Loss Rate (RehPBRAUSDA) VALC Loss Rate (RehPBRAUSDA) Operating Expense Crowth Rate Reference Reserve Arrusal Payment Growth Rate	Deferred DF % of Total DF ments for Rent Calculations		Mths of Mths of Per Proj	If Year 1 OAM Expense (out of 12) if projected operating expenses operating expenses operating expenses operating expenses operation Year 98% 80% 90% 90% 90% 90% 90% 90% 90% 90% 90% 9	4				8 132% 2 7 7 7 3 3 0	n/a 000 % % % %	
Rens Lip Reserve LIHT C Final Impection Fee ordorna Operating Forecast Number of Persons in Family and Percentage Adjush Revenuse Growth Rate VAL Loss Rate (Won-PBRAUSDA) VAL Loss Rate (Won-PBRAUSDA) VAL Loss Rate (Won-PBRAUSDA) Coperating Expense Coowin Rate Replacement Reserve Annual Payment Growth Rate	Deferred DF % of Total DF ments for Rent Calculations Nonprofit CHIDO Rural		Mits of Mits of Per Proj Per Proj Per Ope Per	If Year 1 OAM Expense (out of 12) of projected operating expenses of projected operating expenses of 11 2 3 3 95 80% 90% 90% 90% 90% 90% 90% 90% 90% 90% 9	4				3,1 8 132% 2 7 7 3 3 3 0 0 4,00	n/a 000 % % % % % % % 96 97 96 07 000 55%	
Rent-lip Reserve LIHTC Frail Impection Fee LIHTC Frail Impection Fee Arcforman Operating Forecast Number of Persons in Family and Percentage Adjust Revenue Growth Rate Vox Loss Rate (FibRAUSDA) Vix Loss Rate (FibRAUSDA) Operating Experies cowin Rate Replacement Reserve Annual Payment Crowth Rate Operating Reserve Annual Payment Crowth Rate operating Reserve Annual Payment Crowth Rate etastides	Deferred DF % of Total DF ments for Rent Calculations Nonprofit CHIDO Rural Flootbie		Mits of Mits of Mits of Per Proj. Per Ope Per	If Year 1 OAM Expense (out of 12) projected operating expenses oject projected operating expenses oject at 2 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4				3,1 8 132% 2 7 7 3 3 3 0 10 4,00	n/a 000 100 100 100 100 100 100 10	
Ront-lip Reserve LHTC Final Inspection Fee LHTC Final Inspection Fee LHTC Final Inspection Fee Number of Persons in Family and Percentage Adjust Revenue Growth Rate VAL Loss Rate (Rehn-PBRAUSDA) VAL Loss Rate (RehNUSDA) Operating Experses Crowth Rate Replacement Reserve Annual Payment Growth Rate etastides	Deferred DF % of Total DF ments for Rent Calculations Nonprofit CHIDO Rural	wers	Miss of Miss of Per Projection of Miss of Percent Amount Percent Per	If Year 1 OAM Expense (out of 12) of projected operating expenses of projected operating expenses of 11 2 3 3 95 80% 90% 90% 90% 90% 90% 90% 90% 90% 90% 9	4 Base				3,1 8 132% 2 7 7 3 3 3 0 10 4,00	% % % % % % % % % % % % % % % % % % %	

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Apartment		Propane	23	35	41	54	70	19	27	31	39	50
		Electric	12	17	20	26	30	8	12	15	18	24
(2-4 units)		Electric Heat I	4	5	6	9	11	2	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	6	10	12	14	19	10	12	17	21	25
		Electric	5	7	9	12	15	5	7	9	11	15
	Other Electri		15	21	27	33	42	15	21	27	33	42
	Air Cond.	Electric	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Propane Electric	10 9	14 14	21 19	25 24	29 28	10	14	21 18	25 23	29 28
	Water	Electric	17	20	23	24 28	28 34	17	14	22	23	32
	Sewer		18	20	23 25	26 31	34 37	19	20	22	30	32 35
	Trash Collec	dia.	15	15	15	15	15	15	15	15	15	15
	Range/Micro		11	11	11	11	11	11	11	11	11	11
	Refrigerator		13	13	13	13	13	13	13	13	13	13
61 1	Heating	Natural Gas	8	12	16	19	24	7	9	12	15	18
Single	ricality	Propane	30	43	56	70	89	22	30	41	50	63
Family		Electric	14	20	26	31	39	10	14	18	22	28
Home		Electric Heat I	9	14	16	18	24	4	6	7	8	11
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	7	11	13	15	20	11	13	17	22	26
		Electric	5	7	9	12	15	5	7	9	11	15
	Other Electri	ic Electric	17	24	30	37	47	17	23	30	36	46
	Air Cond.	Electric	6	9	11	14	18	9	13	17	20	27
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Propane	11	15	22	26	30	11	15	22	26	30
		Electric	9	14	19	24	28	9	14	18	23	28
	Water		17	20	23	28	34	17	18	22	27	32
	Sewer		18	21	25	31	37	19	20	25	30	35
	Trash Collec		15	15	15	15	15	15	15	15	15	15
	Range/Micro		11	11	11	11	11	11	11	11	11	11
	Refrigerator		13	13	13	13	13	13	13	13	13	13
Single	Heating	Natural Gas	8	11	14	17	22	6	9	11	13	17
Family		Propane	28	39	50	63	72	22	30	37	46	56
Attached		Electric Electric Heat I	13	18 5	23 6	28 9	35 11	9 2	13 2	16 3	20 4	26 5
Attacircu	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
	Cooking	Propane	7	11	13	15	20	11	13	17	22	26
		Electric	5	7	9	12	15	5	7	9	11	15
	Other Electri		15	21	27	33	42	15	21	27	33	42
	Air Cond.	Electric	6	8	10	12	16	8	12	15	18	24
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Propane	11	15	22	26	30	11	15	22	26	30
		Electric	9	14	19	24	28	9	14	18	23	28
	Water		17	20	23	28	34	17	18	22	27	32
	Sewer		18	21	25	31	37	19	20	25	30	35
	Trash Collec	tion	15	15	15	15	15	15	15	15	15	15
	Range/Micro		11	11	11	11	11	11	11	11	11	11
	Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13

	2016											
Area	AMI	State	County Name		(Non)Metropolitan SA	MSA?				Tax-Exempt		County
Albany Appling Co.	41,700 45,800	AL AK	Appling Atkinson	South South	Appling Co. Atkinson Co.	Non-MSA Non-MSA	Appling Coun Atkinson Cou	N N	Rural	Abbeville Housing Authority Acworth Downtown Development Authority	Abbeville Acworth	Wilcox Cobb
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon County	N	Rural	Adairsville Development Authority	Adairsville	Bartow
Alkinson Co. Allanta-Sandy Sp	35,400 67,500	AR CA	Baker Baldwin	South North	Albany Baldwin Co.	MSA Non-MSA	Albany, GA M Baldwin Cour	N N	Urban Rural	Adairsville Downtown Development Authority Albany-Dougherty Inner City Authority	Adel Adrian	Cook Johnson
Augusta-Richmor	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County	N	Rural	Alma Downtown Development Authority	Alley	Montgomery
Bacon Co. Baldwin Co.	49,400 50,000	CT DE	Barrow Bartow	North North	Atlanta-Sandy Springs-Marietta Atlanta-Sandy Springs-Marietta	MSA MSA	Atlanta-Sandy Atlanta-Sandy	Y	Urban Urban	Arabi Industrial Development Authority Arlington Housing Authority	Alamo Alapaha	Wheeler Berrien
Banks Co. Ren Hill Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Coun	N	Rural			Dougherty
Ben Hill Co. Berrien Co.	36,200 43,700	FL GA	Berrien Bibb	South North	Berrien Co. Macon	Non-MSA MSA	Berrien Coun Macon, GA M	N Y	Rural Urban	Atkinson County-Coffee County Joint Development Author Atlanta Development Authority	Aldora Allenhurst	Lamar Liberty
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cour	N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wikinson
Brunswick Bulloch Co.	49,700 50,000	ID IL	Brantley Brooks	South South	Brunswick Valdosta	MSA MSA	Brunswick, G. Valdosta, GA	Y	Urban Urban	Bacon County Development Authority Banks/Habersham Counties Joint Development Authority	Alma Alpharetta	Bacon Fulton
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, Gi	Y	Urban	Barnesville Housing Authority	Alston	Montgomery
Calhoun Co. Camden Co.	40,600 61.700	IA KS	Bulloch Burke	South South	Bulloch Co. Augusta-Richmond Co.	Non-MSA MSA	Bulloch Coun Augusta-Rich	N Y	Rural	Bartow-Cartersville Joint Development Authority Ben Hill-Irwin Area Joint Development Authority	Alto Ambrose	Habersham Coffee
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y	Rural	Berrien County Development Authority	Americus	Sumter
Charlton Co. Chattanooga	51,400 61,300	LA ME	Calhoun Camden	South South	Calhoun Co. Camden Co.	Non-MSA Non-MSA	Calhoun Cou Camden Cou	N N	Rural	Boston Downtown Development Authority Bowdon Housing Authority	Andersonville Appling	Sumter Columbia
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N	Rural	Brantley County Development Authority	Arabi	Crisp
Clay Co. Clinch Co.	29,100 43,900	MA MI	Carroll Catoosa	North North	Atlanta-Sandy Springs-Marietta Chattanooga	MSA MSA	Atlanta-Sandy Chattanooga,	Y	Urban Rural	Bremen Housing Authority Brooks County Development Authority	Aragon Arcade	Polk Jackson
Coffee Co. Colquitt Co.	43,100 39.800	MN MS	Charlton Chatham	South South	Charlton Co. Savannah	Non-MSA MSA	Charlton Cou Savannah Gu	N Y	Rural Urban	Brunswick and Glynn County Development Authority Bryan County-Pembroke Development Authority	Argyle Arlington	Clinch Calhoun
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G	Ý	Rural	Butts, Henry, Lamar and Spalding County Joint Developme		Oglethorpe
Cook Co.	44,900 44,100	MT NE	Chattooga Cherokee	North	Chattooga Co.	Non-MSA MSA	Chattooga Cc Atlanta-Sand	N	Rural	Byron Development Authority	Ashburn Athens	Turner Clarke
Crisp Co. Dalton	45,300	NE NV	Clarke	North North	Atlanta-Sandy Springs-Marietta Athens-Clarke Co.	MSA	Atlanta-Sandy Athens-Clarks	Y	Urban Urban	Byron Downtown Development Authority Byron Redevelopment Authority	Athens Atlanta	Clarke Fulton
Decatur Co. Dodge Co.	43,600 51.400	NH NJ	Clay	South North	Clay Co.	Non-MSA MSA	Clay County, Atlanta-Sand	N	Rural Urban	Calhoun Downtown Development Authority Camden County Joint Development Authority	Attapulgus Auburn	Decatur Barrow
Dooly Co.	39,600	NM NM	Clayton Clinch	South	Atlanta-Sandy Springs-Marietta Clinch Co.	Non-MSA	Clinch County	N	Rural	Canton Development Authority	Augusta	Richmond
Early Co. Elbert Co.	41,800 42.500	NY NC	Cobb Coffee	North South	Atlanta-Sandy Springs-Marietta Coffee Co.	MSA Non-MSA	Atlanta-Sandy Coffee Count	Y N	Urban Rural	Carrollton Redevelopment Authority	Austell Avalon	Cobb Stephens
Emanuel Co.	38,400	ND ND	Colquit	South	Colquit Co.	Non-MSA	Colquitt Coun	N	Rural	Cartersville Development Authority Cartersville Downtown Development Authority	Avera	Jefferson
Evans Co.	47,600 41.900	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Caloosa County Development Authority Cedartown Development Authority	Avondale Estati	
Fannin Co. Franklin Co.	47,100	OK OR	Cook Coweta	South North	Cook Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Cook County Atlanta-Sandy	N Y	Rural Urban	Cedartown Downtown Development Authority	Baconton Bainbridge	Mitchell Decatur
Gainesville Gilmer Co.	53,000 45,800	PA RI	Crawford	North South	Macon	MSA Non-MSA	Macon, GA M	Y N	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham Cherokee
Glascock Co.	45,800 50,600	SC	Crisp Dade	North	Crisp Co. Chattanooga	MSA MSA	Crisp County Chattanooga,	N Y	Rural	Central Savannah River Area Unified Development Authori Central Valdosta Development Authority		Lamar
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Chatham-Savannah Authority for the Homeless Chattooga County Development Authority	Bartow	Jefferson
Grady Co. Greene Co.	39,800 52,300	TN TX	Decatur Dekalb	South North	Decatur Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Decatur Cour Atlanta-Sandy	N Y	Rural Urban	Charlooga County Development Authority Cherokee County Development Authority	Barwick Baxley	Thomas Appling
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N N	Rural	City of Alpharetta Development Authority City of Barnesville and County of Lamar Development Auth	Bellville Debugless Ded	Evans
Hancock Co. Haralson Co.	36,700 50,400	VT VA	Dooly Dougherty	South South	Dooly Co. Albany	Non-MSA MSA	Dooly County Albany, GA M	N Y	Rural Urban	City of Cairo Development Authority	Belvedere Park Berkeley Lake	Gwinnett
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt
Hinesville - Fort S Irwin Co.	46,700 51,400	WV WI	Early Echols	South South	Early Co. Valdosta	Non-MSA MSA	Early County, Valdosta, GA	N Y	Rural Rural	City of Clayton Downtown Development Authority City of Commerce Downtown Development Authority	Bethlehem Between	Barrow Walton
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, Gi	Y	Rural	City of Cumming Development Authority		Muscogee
Jeff Davis Co. Jefferson Co.	43,700 35,700		Elbert Emanuel	North South	Elbert Co. Emanuel Co.	Non-MSA Non-MSA	Elbert County Emanuel Cou	N N	Rural	City of Dawson Development Authority City of Dublin and County of Laurens Development Authori		Oconee Pierce
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans County	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry
Johnson Co. Lamar Co.	44,800 51,100		Fannin Fayette	North North	Fannin Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Fannin Count Atlanta-Sandy	N Y	Rural Urban	City of Fayetteville Downtown Development Authority City of Jesup Downtown Development Authority	Blairsville Blakely	Union Early
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y	Urban	City of Stockbridge, Georgia Downtown Development Auth	Bloomingdale	Chatham
Lincoln Co. Long Co.	44,000 51,900		Forsyth Franklin	North North	Atlanta-Sandy Springs-Marietta Franklin Co.	MSA Non-MSA	Atlanta-Sandy Franklin Cour	N N	Urban Rural	City of Sugar Hill Downtown Development Authority City of Sylvania Downtown Development Authority	Blue Ridge Bluffton	Fannin Clay
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond
Macon Macon Co.	48,100 38.700		Glmer Glascock	North North	Gilmer Co. Glascock Co.	Non-MSA Non-MSA	Glimer Count Glascock Cou	N N	Rural	City of Willacoochee Development Authority Clay County Development Authority	Bogart Bonanza	Oconee Clayton
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G.	Y	Urban	Clinch County Development Authority	Boston	Thomas
Miler Co. Mitchell Co.	42,100 42,600		Gordon Grady	North South	Gordon Co. Grady Co.	Non-MSA Non-MSA	Gordon Cour Grady County	N N	Rural	Consolidated Housing Authority of Talbot County, Georgia Coweta County Development Authority	Bostwick Bowdon	Morgan Carroll
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene Cour	N	Rural	Coweta, Fayette, Meriwether Joint Development Authority		Hart
Montgomery Co. Morgan Co.	44,100 56.500		Gwinnett Habersham	North North	Atlanta-Sandy Springs-Marietta Habersham Co.	MSA Non-MSA	Atlanta-Sandy Habersham (Y N	Urban Rural	Crisp-Dooly Joint Development Authority Dahlonega Downtown Development Authority	Bowman Braselton	Elbert Jackson
Murray Co.	46,000 53.900		Hall	North	Gainesville	MSA Non-MSA	Gainesville, G	Y	Urban	Development Authority for the City of Savannah	Braswell Bremen	Paulding Haralson
Peach Co. Pierce Co.	49,000		Hancock Haralson	North North	Hancock Co. Haralson Co.	MSA MSA	Hancock Cou Haralson Cou	N Y	Rural Rural	Development Authority of Appling County Development Authority of Alkinson County	Brinson	Decatur Decatur
Polk Co.	50,000		Harris	North	Columbus	MSA	Columbus, G	Y	Rural	Development Authority of Bainbridge and Decatur County Development Authority of Baker County	Bronwood	Terrell
Pulaski Co. Putnam Co.	49,500 52,700		Hart Heard	North North	Hart Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Hart County, Atlanta-Sandy	N Y	Rural Urban	Development Authority of Banks County	Brookhaven Brooklet	DeKalb Bulloch
Quitman Co. Rabun Co.	34,200 52,200		Henry Houston	North North	Atlanta-Sandy Springs-Marietta Warner Robins	MSA MSA	Atlanta-Sandy Warner Robin	Y	Urban Urban	Development Authority of Bartow County Development Authority of Ben Hill County	Brooks Broxton	Fayette Coffee
Randolph Co.	36,900		Irwin	South	Invin Co.	Non-MSA	Irwin County,	N	Rural	Development Authority of Bibb County		Glynn
Rome	48,600		Jackson	North	Jackson Co.	Non-MSA	Jackson Cour	N	Rural	Development Authority of Brooks County, Georgia Development Authority of Bulloch County	Buchanan	Haralson
Savannah Schley Co.	63,500 53,800		Jasper Jeff Davis	North South	Atlanta-Sandy Springs-Marietta Jeff Davis Co.	MSA Non-MSA	Atlanta-Sandy Jeff Davis Co	N N	Urban Rural	Development Authority of Burke County	Buckhead Buena Vista	Morgan Marion
Screven Co. Seminale Co.	47,800 39,200		Jefferson Jenkins	North South	Jefferson Co. Jenkins Co.	Non-MSA Non-MSA	Jefferson Cou Jenkins Coun	N N	Rural	Development Authority of Butts County	Buford Butler	Gwinnett
Stephens Co.	48,200		Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N	Rural Rural	Development Authority of Carroll County Development Authority of Cartersville	Byromville	Taylor Dooly
Stewart Co.	33,400 44.300		Jones	North	Macon	MSA	Macon, GA M	Y	Rural	Development Authority of Catoosa County	Byron	Peach
Sumter Co. Talbot Co.	40,000		Lamar Lanier	North South	Lamar Co. Valdosta	MSA MSA	Lamar Count Valdosta, GA	Y	Rural Rural	Development Authority of Chattooga County Development Authority of Cherokee County	Cadwell Cairo	Laurens Grady
Tallaferro Co. Tattnall Co.	37,500 48,400		Laurens Lee	North South	Laurens Co. Albany	Non-MSA MSA	Laurens Cou Albany, GA M	N	Rural	Development Authority of City of Edison, Georgia Development Authority of Clayton County	Calhoun Calvary	Gordon Grady
Taylor Co.	35,900		Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-For	Y	Urban	Development Authority of Cobb County	Camak	Warren
Telfair Co. Thomas Co.	34,500 44.000		Lincoln Long	North South	Lincoln Co. Long Co.	MSA MSA	Lincoln Coun Long County,	Y	Rural	Development Authority of Columbia County Development Authority of Columbus, Georgia	Camilla Candler-McAfe	Mitchell
Tift Co.	42,800		Lowndes	South	Valdosta	MSA	Valdosta, GA	Ý	Urban	Development Authority of Conyers, Georgia	Canon	Franklin
Toombs Co. Towns Co.	47,700 46.900		Lumpkin Macon	North North	Lumpkin Co. Macon Co.	Non-MSA Non-MSA	Lumpkin Cou Macon Count	N N	Rural	Development Authority of Coweta County Development Authority of Crawford County	Canoochee Canton	Emanuel Cherokee
Treutlen Co.	47,500		Madison	North	Athens-Clarke Co.	MSA	Athens-Clarks	Y	Rural	Development Authority of Crisp County	Carl	Barrow
Troup Co. Turner Co.	52,000 35,100		Marion McDuffle	North North	Columbus Augusta-Richmond Co.	MSA MSA	Columbus, G Augusta-Rich	Y	Rural	Development Authority of Dawson County Development Authority of DeKalb County	Carlton Carnesville	Madison Franklin
Union Co.	49,000		McIntosh	South	Brunswick	MSA	Brunswick, G.	Y	Rural	Development Authority of Dougherty County	Carrolton	Carroll
Upson Co. Valdosta	44,700 50.300		Meriwether Miler	North South	Merlwether Co. Miler Co.	MSA Non-MSA	Meriwether C Miller County,	Y N	Rural Rural	Development Authority of Douglas County Development Authority of Early County	Cartersville	Bartow Floyd
Ware Co.	47,700		Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Coun	N N	Rural	Development Authority of Effingham County	Cedl	Cook
Warner Robins Warren Co.	59,300 34,900		Monroe Montgomery	North South	Monroe Co. Montgomery Co.	MSA Non-MSA	Monroe Cour Montgomery	Y N	Rural Rural	Development Authority of Elbert County, Elberton and Bow Development Authority of Emanuel County	Cedar Springs Cedartown	Early Polk
Washington Co.	47,000		Morgan	North	Morgan Co.	MSA	Morgan Cour	Y	Rural	Development Authority of Emanuel County and the City of	Centerville	Houston
Wayne Co. Webster Co.	44,600 52,800		Murray Muscogee	North North	Murray Co. Columbus	MSA MSA	Murray Coun Columbus, G	Y	Rural Urban	Development Authority of Fairburn Development Authority of Floyd County	Centralhatchee Chamblee	Heard DeKalb
Wheeler Co.	32,400		Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of Forsyth County	Chatsworth	Murray
White Co. Wilrox Co.	52,600 39.600		Oconee Oglethorpe	North North	Athens-Clarke Co. Athens-Clarke Co.	MSA MSA	Athens-Clarks Athens-Clarks	Y	Rural Rural	Development Authority of Fulton County Development Authority of Gordon County	Chattahoochee Chattanooga V	
Wikes Co.	40,600		Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of Gwinnett County	Chauncey	Dodge
Wikinson Co.	45,200		Peach Pickens	North North	Peach Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Peach Count Atlanta-Sandy	N	Rural Urban	Development Authority of Haralson County Development Authority of Harris County	Cherry Loq Chester	Gilmer Dodge
			Pierce	South	Pierce Co.	Non-MSA	Pierce Count	N N	Rural	Development Authority of Heard County	Chickamauga	Walker
			Pike Polk	North North	Atlanta-Sandy Springs-Marietta Polk Co.	MSA Non-MSA	Atlanta-Sandy Polk County,	Y N	Urban Rural	Development Authority of Houston County Development Authority of Jasper County	Clarkesville Clarkston	Habersham DeKalb
			Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Count	N	Rural	Development Authority of Jefferson County	Claxton	Evans
			Putnam Quitman	North South	Putnam Co. Quitman Co.	Non-MSA Non-MSA	Putnam Cour Quitman Cou	N N	Rural	Development Authority of Jefferson, Georgia Development Authority of Jenkins County	Clayton Clermont	Rabun Hall
			Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White

	Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA MSA	Randolph Co Augusta-Rich Atlanta-Sandy	N Y Y	Urban Urban	Development Authority of Jones County Development Authority of LaFayette Development Authority of LaGrange	Climax Cobbtown Cochran	Decatur Tattnall Bleckley
h h	Schley Co. Screven Co.	Non-MSA Non-MSA	Schley Count Screven Cou	N N	Rural Rural	Development Authority of Lanier County Development Authority of Lawrenceville, GA	Cohutta Colbert	Whitfield Madison
	Select City first Seminole Co.	Non-MSA	Seminole Cor	N		Development Authority of Lee County Development Authority of Lumpkin County	Coleman College Park	Randolph Fulton
h h	Atlanta-Sandy Springs-Marietta Stephens Co.	MSA Non-MSA	Atlanta-Sandy Stephens Co	Y N	Urban Rural	Development Authority of Macon County Development Authority of Macon County Development Authority of McDuffie County	Collins	Tattnall Miler
h	Stewart Co.	Non-MSA	Stewart Cour	N	Rural	Development Authority of McDuffle County and the City of 1	Columbus	Muscogee
h h	Sumter Co. Talbot Co.	Non-MSA Non-MSA	Sumter County Talbot County	N N		Development Authority of Mitchell County Development Authority of Monroe County	Comer Commerce	Madison Jackson
h h	Tallaferro Co. Tattnall Co.	Non-MSA Non-MSA	Tallaferro Cou Tattnall Coun	N N	Rural Rural	Development Authority of Morgan County Development Authority of Palmetto	Concord Conley	Pike Clayton
h h	Taylor Co. Telfair Co.	Non-MSA Non-MSA	Taylor County Telfair County	N N	Rural Rural	Development Authority of Peach County Development Authority of Peachtree City	Convers Cooldge	Rockdale Thomas
h h	Albany Thomas Co.	MSA Non-MSA	Albany, GA M Thomas Cou	Y N	Rural Rural	Development Authority of Pike County Development Authority of Polk County	Cordele Corinth	Crisp Heard
h h	Tift Co. Toombs Co.	Non-MSA Non-MSA	Tift County, G Toombs Cou	N N	Rural Rural	Development Authority of Rabun County Development Authority of Richmond County	Cornella Country Club E	Habershan
h h	Towns Co. Treutlen Co.	Non-MSA Non-MSA	Towns Count Treutlen Cou	N N	Rural	Development Authority of Rockdale County Development Authority of Screven County	Covington Crawford	Newton Oglethorps
h	Troup Co.	Non-MSA	Troup County	N	Rural	Development Authority of Seminole County and Donalsonv	Crawfordville	Tallaferro
h h	Turner Co. Macon	Non-MSA MSA	Turner Count Macon, GA M	N Y	Rural Rural	Development Authority of St. Marys Development Authority of Talbot County	Crooked Creek Culloden	Monroe
h h	Union Co. Upson Co.	Non-MSA Non-MSA	Union County Upson Count	N N	Rural Rural	Development Authority of Telfair County Development Authority of the City of Americus	Cumming Cusseta	Forsyth Chattahoo
h h	Chattanooga Atlanta-Sandy Springs-Marietta	MSA MSA	Chattanooga, Atlanta-Sand	Y	Rural Urban	Development Authority of the City of Bowdon Development Authority of the City of Dalton	Cuthbert Dacula	Randolph Gwinnett
h h	Ware Co. Warren Co.	Non-MSA Non-MSA	Ware County Warren Coun	N N	Rural Rural	Development Authority of the City of Folkston and Charlton Development Authority of the City of Homeland	Dahlonega Dalsy	Lumpkin Evans
h h	Washington Co. Wayne Co.	Non-MSA Non-MSA	Washington C Wayne Count	N N	Rural	Development Authority of the City of Jasper Development Authority of the City of Jeffersonville and Twig	Dallas	Paulding Whitfield
h h	Webster Co. Wheeler Co.	Non-MSA Non-MSA	Webster Cou Wheeler Cou	N N	Rural Rural	Development Authority of the City of Marietta Development Authority of the City of Milledgeville and Baldv	Damascus	Early Madison
h	White Co. Dalton	Non-MSA MSA	White County Datton, GA H	N Y	Rural	Development Authority of the City of Newnan	Danville Darien	Wikinson
h	Wilcox Co.	Non-MSA	Wilcox Count	N	Urban Rural	Development Authority of the City of Oakwood Development Authority of the City of Roswell	Dasher	Lowndes
h h	Wikes Co. Wikinson Co.	Non-MSA Non-MSA	Wilkes County Wilkinson Cou	N N	Rural Rural	Development Authority of the City of Vienna Development Authority of the Unified Government of Ather	Davisboro Dawson	Washington Terrell
h	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Tift County Development Authority of Union County	Dawsonville De Soto	Dawson Sumter
						Development Authority of Vidalia Development Authority of Walton County	Dearing Decatur	McDuffle DeKalb
						Development Authority of Warner Robins Development Authority of Warren County	Deenwood Deepstep	Ware Washington
						Development Authority of Washington County Development Authority of Wheeler County	Demorest Denton	Habershan Jeff Davis
						Development Authority of White County	Dewy Rose	Jeff Davis Elbert Laurens
						Development Authority of Whitfield County Development Authority of Wikinson County	Dexter Dillard	Rabun
						Downtown Athens Development Authority Downtown Camilla Development Authority	Dock Junction Doerun Donalsonville	Glynn Colquitt
						Downtown Dalton Development Authority Downtown Development Authority for the City of Garden C	Dooling	Seminole Dooly
						Downtown Development Authority for the City of Hahira, Go Downtown Development Authority for the City of Savannah	Douglas	DeKalb Coffee
						Downtown Development Authority for the City of Warner R Downtown Development Authority of Adel, Georgia	Douglasville Druid Hills	Douglas DeKalb
						Downtown Development Authority of Albany, Georgia Downtown Development Authority of Augusta-Richmond C		Clinch Laurens
						Downtown Development Authority of Austell Downtown Development Authority of Avondale Estates	Dudley Duluth	Laurens Gwinnett
						Downtown Development Authority of Barnesville Downtown Development Authority of Baxley	Dunwoody Dutch Island	DeKalb Chatham
						Downtown Development Authority of Bremen Downtown Development Authority of Brunswick	Eagle Grove East Dublin	Hart Laurens
						Downtown Development Authority of Centerville Downtown Development Authority of Chatsworth	East Elljay East Griffin	Gilmer Spalding
						Downtown Development Authority of Columbus, Georgia Downtown Development Authority of Cordele	East Newnan East Point	Coweta Fulton
						Downtown Development Authority of Cuthbert, Georgia Downtown Development Authority of Douglas	Eastman Eatonton	Dodge Putnam
						Downtown Development Authority of Fairburn	Edgehill Edison	Glascock Calhoun
						Downtown Development Authority of Fitzgerald Downtown Development Authority of Forsyth Downtown Development Authority of Fort Cohon, Congris	Elberton	Elbert Schley
						Downtown Development Authority of Fort Gaines, Georgia Downtown Development Authority of Hampton	Ellenton	Colquitt
						Downtown Development Authority of Hartwell, Georgia Downtown Development Authority of Hinesville, Georgia	Elljay Emerson	Gilmer Bartow
						Downtown Development Authority of Holly Springs Downtown Development Authority of Lawrenceville, GA	Empire Enigma	Dodge Berrien
						Downtown Development Authority of Madison Downtown Development Authority of Maysville	Ephesus Epworth	Heard Fannin
						Downtown Development Authority of Millen, Georgia Downtown Development Authority of Monticello, Georgia	Eton Euharlee	Murray Bartow
						Downtown Development Authority of Moultrie Downtown Development Authority of Pitts, Georgia	Evans Experiment	Columbia Spalding
						Downtown Development Authority of Smyrna	Fair Oaks Fairburn	Cobb Fulton
						Downtown Development Authority of Snellville, Georgia Downtown Development Authority of Social Circle	Fairmount	Gordon Walker
						Downtown Development Authority of the City of Atlanta Downtown Development Authority of the City of Baconton	Fairview Fargo	Clinch
						Downtown Development Authority of the City of Buford Downtown Development Authority of the City of Canton, G	Fayetteville Fitzgerald	Fayette Ben Hill
						Downtown Development Authority of the City of Dallas, Ger Downtown Development Authority of the City of Darlen	Flemington Flovilla	Liberty Butts
						Downtown Development Authority of the City of Dawson Downtown Development Authority of the City of Decatur	Flowery Branch Folkston	
						Downtown Development Authority of the City of Douglasvilli Downtown Development Authority of the City of Greensbor	Forest Park Forsyth	Clayton Monroe
						Downtown Development Authority of the City of Jackson Downtown Development Authority of the City of Jonesboro	Fort Gaines	Clay
						Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty Peach
						Downtown Development Authority of the City of LaGrange Downtown Development Authority of the City of Locust Gro	Franklin	Heard
						Downtown Development Authority of the City of Monroe Downtown Development Authority of the City of Morrow, G	Franklin Spring Funston	Franklin Colquitt
						Downtown Development Authority of the City of Newnan, C Downtown Development Authority of the City of Norcross	Garden City	Hall Chatham
						Downtown Development Authority of the City of Perry Downtown Development Authority of the City of Richland, C	Garfield Gay	Emanuel Meriwether
						Downtown Development Authority of the City of Rome Downtown Development Authority of the City of Rossville	Geneva Georgetown	Talbot Quitman
						Downtown Development Authority of the City of Rosswell Downtown Development Authority of the City of Royston	Gibson Gilsvile	Glascock
						Downtown Development Authority of the City of Senola Downtown Development Authority of the City of Smithville	Girard Glennville	Burke Tattnall
						Downtown Development Authority of the City of Taliapoosa	Glenwood	Wheeler
						Downtown Development Authority of the City of Thomson Downtown Development Authority of the City of Tilton	Gordon	Walton Wikinson
						Downtown Development Authority of the City of Unadilla Downtown Development Authority of the City of Vienna	Graham Grantville	Appling Coweta
						Downtown Development Authority of the City of Warrenton Downtown Development Authority of the City of Warwick	Grayson	Jones Gwinnett
						Downtown Development Authority of the City of Zebulon Downtown Development Authority of the Mayor and City Co	Greensboro Greenville	Greene Meriwether
							Gresham Park Griffin	Spalding
						Downtown Development Authority of Toccoa Downtown Development Authority of Woodbury		Columbia Liberty
						Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock Downtown Development Authority, City of Forest Park	Grovetown Gum Branch	
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						Dominion Development Author's of Woodbury Dominion Development Author's of Woodbury Dominion Development Author's of Woodburg Dominion Land Care Development Author's (2) of Forest Park Dominion Land Care Development Author's Dominion Modern Search Author's Dominion Modern Search Author's Dominion Modern Development Author's Dominion Modern Development Author's Dominion Modern Development Author's Dominion Modern Search Search Development Author's Debent Coares Powerlage and Author's Dominion Modern Development Author's Debent Dominion Development Author's Debent Dominion Development Author's Debenth Area Cornelled Housel Author's Faithur Neurola (Author's Development Author's Faithur Regional Development Au	Grovelown Gum Branch Gumbig Guylon Hagan Habira Hamilton Hampton Harashon Harashon Haravick Hariem Hardvick Hariem Hardvick Harken Hardvick Harken Hedena Hedena	Towns Effingham Evans Lowndes Harris Henry Upson Fulton Coweta Baidwin Columbia Washingtor Hart Pulaski Jeff Davis White Tefair Chatham
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Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville Jakin	Telfair Early
Housing Authority of Savannah	Jasper Jefferson	Pickens larkson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs Butts
Housing Authority of the City of Alamo	Jersey	Walton Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia	Junction City Kennesaw	Talbot Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blakely, Georgia	Kings Bay Base Kingsland	Camden
Housing Authority of the City of Cairo, Georgia	Kite	Bartow Johnson
Housing Authority of the City of Camilla		Crawford Walker
Housing Authority of the City of Cave Spring		Troup Clayton
Housing Authority of the City of Clarkesville, Ga.		Lowndes Lanier
Housing Authority of the City of Clarkston	Lakeview Lakeview Estati	Catoosa Rockdale
Housing Authority of the City of Cleveland, Ga. Housing Authority of the City of College Park		Franklin Gwinnett
Housing Authority of the City of Colquitt	Leary	Calhoun Lee
Housing Authority of the City of Cornella, Ga.	Lenox	Cook Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly	Dooly Upson
Housing Authority of the City of Dawson	Lincolnton Linwood	Lincoln Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	
Housing Authority of the City of East Point, Georgia	Locust Grove	Henry
Housing Authority of the City of Eatonton		Walton Meriwether
Housing Authority of the City of Ellaville		Jefferson
Housing Authority of the City of Fitzgerald	Ludowici	Clayton Long
Housing Authority of the City of Forsyth Housing Authority of the City of Fort Gaines	Lula Lumber City	Hall Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia Housing Authority of the City of Fort Valley	Lumpkin Luthersville	Stewart Meriwether
Housing Authority of the City of Gainesville Housing Authority of the City of Glennville	Lyerly Lyons	Chattooga Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether Newton
Housing Authority of the City of Harlem, Georgia	Marietta	Cobb
Housing Authority of the City of Hinesville, Ga	Martin	Macon Stephens
Housing Authority of the City of Jasper	Matthews	Columbia Jefferson
Housing Authority of the City of Jefferson Housing Authority of the City of Jesup	Maxeys Maysville	Oglethorpe Banks
Housing Authority of the City of Lakeland, Georgia Housing Authority of the City of Lavonia	McCaysville McDonough	Fannin Henry
Housing Authority of the City of Lawrenceville, GA Housing Authority of the City of Lithonia, Georgia	McIntyre McRae	Wikinson Telfair
Housing Authority of the City of Loganville, GA Housing Authority of the City of Louisville	Meansville Meigs	Pike Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall Chattooga
Housing Authority of the City of Marietta	Metter	Candler Burke
Housing Authority of the City of Menlo, Georgia		Liberty Telfair
Housing Authority of the City of Miledgeville and Sparta	Miledgeville	Baldwin
Housing Authority of the City of Monroe, GA		Jenkins Lamar
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fulton Fannin
Housing Authority of the City of Mt. Vernon Housing Authority of the City of Nahunta	Molena	Glascock Pike
Housing Authority of the City of Nashville, Georgia Housing Authority of the City of Oakwood, Georgia		Walton Macon
Housing Authority of the City of Ocilla, Ga Housing Authority of the City of Pearson, Georgia	Montgomery Monticello	Chatham Jasper
Housing Authority of the City of Perry, Georgia Housing Authority of the City of Quitman	Montrose Moody AFB	Laurens Lowndes
Housing Authority of the City of Ringgold Housing Authority of the City of Roberta, GA.	Moreland Morgan	Coweta Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin Clayton
Housing Authority of the City of Sandersville	Morven Moultrie	Brooks Colguitt
Housing Authority of the City of Shellman	Mount Airy	Habersham
Housing Authority of the City of Soperton	Mount Vernon Mount Zion	Carroll
Housing Authority of the City of Summerville	Mountain Park	
Housing Authority of the City of Swainsboro Housing Authority of the City of Sylvania		Fulton Brantley
Housing Authority of the City of Tallapoosa, Georgia Housing Authority of the City of Thomaston	Nashville Naylor	Berrien Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven
Housing Authority of the City of Vidalia	Newton	Baker Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson Norcross	Jackson Gwinnett
Housing Authority of the City of Waycross	Norman Park	Colquitt
Housing Authority of the City of Waynesboro Housing Authority of the City of West Point	North Atlanta North Decatur	
Housing Authority of the City of Winder Housing Authority of the City of Woodbury, Georgia	North Druid Hill North High Sho	Oconee
Housing Authority of the City of Wrightsville	Norwood Nunez	Warren Emanuel
Housing Authority of the County of DeKalb, Georgia	Oak Park	Emanuel Hall
Housing Authority of the County of Houston, Georgia	Ochlocknee	Thomas Irwin
Houston County Development Authority	Oconee	Washington Wavne
Jackson Housing Authority	Offerman	Pierce
Joint Development Authority of Baker, Dougherty, Terrell, a	Oliver	Macon Screven
Joint Development Authority of Bartow County and Pickens Joint Development Authority of Brooks, Colquitt, Grady, Mit	Omaha Omega	Stewart Tift
Joint Development Authority of Burke County and City of W Joint Development Authority of Carroll, Haralson, Polk, Hea	Orchard Hill Oxford	Spalding Newton
Joint Development Authority of Fannin County, Towns Cou Joint Development Authority of Frankin, Hart and Stephens	Palmetto	Fulton DeKalb
Joint Development Authority of Hazlehurst, Lumber City an	Parrott	Terrell Pierce
Joint Development Authority of Jasper, Morgan, Newton, ar Joint Development Authority of Jeff Davis County, Hazlehur	Pavo	Thomas
Joint Development Authority of Northeast Georgia	Payne Peachtree City	Bibb Fayette
Kennesaw Development Authority		Atkinson
Kennesaw Downtown Development Authority Kingsland Development Authority	Pembroke	Mitchell Bryan
Kingsland Downtown Development Authority Kingston Downtown Development Authority	Pendergrass Perkins	Jackson Jenkins
LaFayette Housing Authority	Perry	Houston Tift
Lake Oconee Area Development Authority	Pine Lake Pine Mountain	DeKalb
Lavonia Downtown Development Authority		Dooly
Long County Housing Authority	Pitts	Wilcox Sumter
Macon-Bibb County Urban Development Authority	Plainville Pooler	Gordon Chatham
Marion County Development Authority	Port Wentworth	Chatham
Marion County Development Authority Middle Coastal Unified Development Authority		Bulloch Newton
Marion County Development Authority Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority Miledgeville MainStreet/The Downtown Development Auth	Porterdale	Worth
Marion County Development Authority Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority Milledgeville MainStreet/The Downtown Development Authority Miller County Development Authority Mitchell County Development Authority	Porterdale Poulan Powder Springs	Cobb
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Pooler Development Authority Port Wentworth Downtown Development Authority Powder Springs Downtown Development Authority Pulaski County-Hawkinsville Development Authority	Reidsville	Tattnall
	Remerton Rentz	Lowndes Laurens
Putnam Development Authority	Rest Haven	Gordon Gwinnett
Randolph County Development Authority Redevelopment Authority of Clayton County	Reynolds Rhine Ricehoro	Taylor Dodge
Rochelle Housing Authority Rockmart Development Authority	Richland	Liberty Stewart
Rome-Floyd County Development Authority Sandersville Downtown Development Authority	Riddleville	Bryan Washington
Sardis Development Authority Schley-Sumter-Macon Counties Joint Development Author	Rincon Ringgold	Effingham Catoosa
Screven County Development Authority Smyrna Housing Authority	Riverdale Riverside	Clayton Colquitt
Social Circle Development Authority South Georgia Business and Development Authority	Roberta Robins AFB	Crawford Houston
Southeast Georgia Consolidated Housing Authority Southeast Georgia Joint Development Authority	Rochelle Rockingham	Wilcox Bacon
Southeast Georgia Regional Development Authority Southwest Georgia Joint Development Authority	Rockmart Rocky Ford	Polk Screven
Sparta-Hancock County Development Authority St. Marys Downtown Development Authority	Rome Roopville	Floyd Carroll
Stephens County Development Authority Suwanee Downtown Development Authority	Rossville Roswell	Walker Fulton
Tallapoosa Development Authority Tattnall County Development Authority	Royston Russell	Franklin Barrow
Taylor County Development Authority Temple Downtown Development Authority		Morgan Mitchell
Terrell County Development Authority The Commerce Housing Authority	Salem Sandersville	Catoosa Washington
The Development Authority of Long County The Development Authority of Pickens County	Sandy Springs Santa Claus	Fulton Toombs
The Development Authority of Snellville, Georgia The Development Authority of the City of Camilla	Sardis Sasser	Burke Terrell
The Development Authority of the City of Manchester The Development Authority of the City of Taliapoosa	Satila Sautee Nacooc	
The Downtown Development Authority of Bainbridge, Geor The Downtown Development Authority of the City of Griffin	Scotland	Chatham Telfair
The Housing Authority of the City of Americus, GA The Housing Authority of the City of Atlanta, Georgia	Scottdale Screven	DeKalb Wayne
The Housing Authority of the City of Brunswick, Georgia The Housing Authority of the City of Dallas, Georgia	<< Select from Senola	Select City fir Coweta
The Housing Authority of the City of Newman The Housing Authority of the City of Washington	Seville	Wilcox Jasper
Thomaston Downtown Development Authority Thomasville Downtown Development Authority	Shannon Sharon	Floyd Tallaferro
Tift County Development Authority Tift-Turner-Worth-Cook Joint Development Authority	Sharpsburg Shelman	Coweta Randolph
Toombs County Development Authority	Shelman Shiloh Siloam	Randolph Harris Greene
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Turner County Development Authority Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia Urban Redevelopment Agency of the City of Canton	Snellville	Cobb Gwinnett
Urban Redevelopment Agency of the City of Dallas Urban Redevelopment Agency of the City of Duluth		Walton Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Gr Lichan Redevelopment Authority of the City of Suwanee	Snarta	Cook Hancock
Urban Residential Finance Authority of the City of Atlanta, G Valdosta Housing Authority	Springfield St. Marvs	Effingham Camden
Valley Partnership Joint Development Authority Vidalia Development Authority	Stapleton	Glynn Jefferson
Villa Rica Downtown Development Authority Walker County Development Authority	Statenville Statesboro	Echols Bulloch
Waycross and Ware County Development Authority West Central Georgia Joint Development Authority	Statham Stillmore	Barrow Emanuel
West Georgia Joint Development Authority West Point Development Authority	Stockbridge Stone Mountair	
West Point Lake Development Authority Winder Downtown Development Authority	Sugar Hill Summertown	Gwinnett Emanuel
Woodbine Downtown Development Authority	Summerville Sumner	Chattooga Worth
	Sunny Side Sunnyside	Spalding Towns
	Sunset Village Surrency	Upson Appling
	Suwanee Swainsboro	Gwinnett Emanuel
	Sycamore Sylvania	Turner Screven
	Sylvester Talahi Island	Worth Chatham
	Talbotton Talking Rock	Talbot Pickens
	Tallapoosa Tallulah Falls	Haralson Habersham
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