

## Project Narrative

The Forest Apartments III  
Moultrie, Colquitt 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 properties 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 transactions and has successfully completed 10 similar 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.

The Forest Apartments III is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Forest III, LLC seeks an allocation of tax-exempt bonds and 4% credit from the Georgia Department of Community Affairs for the acquisition and rehabilitation of Hunters Run Apartments. 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.

The Forest Apartments III is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1987, the property has fifty three (53) total residential units for low-income family households and is located in Moultrie, Georgia. The city of Moultrie is about 60 miles northeast of Tallahassee, FL, about 115 miles southeast of Columbus, GA, and about 180 miles southeast of Atlanta, GA. The property is conveniently located at 72701 5th Street SE, Moultrie, GA 31768 near many amenities, restaurants and shopping options for residents of the property to enjoy.

The Forest Apartments III is currently 98.11% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program. The property includes fifty three (53) apartment units housed in 10 residential buildings, as well as one common area building housing the management office and maintenance area. Never having received a full-scale rehabilitation, and being approximately 30 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 \$2,118,000 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 \$832,000 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 Initial Deposit 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 \$1,315,973 in Federal and \$872,387 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 The Forest Apartments III is in the State and tenants' best interest.

**PART ONE - PROJECT INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

Please note:


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

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

**May Revision 3**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 147,877	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	2017PA-520
			Have any changes occurred in the project since pre-application?	No

Was this project previously submitted to the Ga Department of Community Affairs?  If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: \_\_\_\_\_  
 Has the Project Team changed?  If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Caitlin Waldie			Title	Director of Development
Address	4025 Lake Boone Trail, Suite 209			Direct Line	(919) 882-2384
City	Raleigh			Fax	(919) 573-7519
State	NC	Zip+4	27607-3080	Cellular	(919) 902-0938
Office Phone	(919) 573-7502	Ext.	2384	E-mail	caitlin.waldie@greyco.com

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

**IV. PROJECT LOCATION**

Project Name	The Forest Apartments III			Phased Project?	No
Site Street Address (if known)	2701 5th Street SE			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	2701 5th Street SE			Scattered Site?	No Nbr of Sites 1
Site Geo Coordinates (##.#####)	Latitude: 31.134955	Longitude: -83.779487	Acreage	6.0000	
City	Moultrie	9-digit Zip**	31768-6767	Census Tract Number	9707.010
Site is predominantly located:	Within City Limits	County	Colquitt	QCT?	No DDA? Yes
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural HUD SA: Non-MSA Colquitt Co.

\* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
If on boundary, other district:	8	11	172

\*\* Must be verified by applicant using following websites:  
 Zip Codes: <http://zip4.usps.com/zip4/welcome.jsp>  
 Legislative Districts: <http://votesmart.org/>

Political Jurisdiction	City of Moultrie			Website	www.moultriega.com
Name of Chief Elected Official	William McLeod McIntosh	Title	Mayor	City	Moultrie
Address	21 1st Avenue NE			Email	
Zip+4	31768-3942	Phone	(229) 985-1974		

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	0	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0

**PART ONE - PROJECT INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

<p>Acquisition/Rehabilitation <span style="float: right;">53</span> -----&gt;</p> <p><b>B. Mixed Use</b> <span style="float: right;">No</span></p> <p><b>C. Unit Breakdown</b></p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th colspan="2">PBRA</th> </tr> </thead> <tbody> <tr> <td>Number of Low Income Units</td> <td>52</td> <td>0</td> </tr> <tr> <td>    Number of 50% Units</td> <td>0</td> <td>0</td> </tr> <tr> <td>    Number of 60% Units</td> <td>52</td> <td>0</td> </tr> <tr> <td>Number of Unrestricted (Market) Units</td> <td>0</td> <td></td> </tr> <tr> <td>Total Residential Units</td> <td>52</td> <td></td> </tr> <tr> <td>Common Space Units</td> <td>1</td> <td></td> </tr> <tr> <td>Total Units</td> <td>53</td> <td></td> </tr> </tbody> </table> <p><b>E. Buildings</b></p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>Number of Residential Buildings</td> <td>10</td> </tr> <tr> <td>Number of Non-Residential Buildings</td> <td>1</td> </tr> <tr> <td>Total Number of Buildings</td> <td>11</td> </tr> </table> <p><b>F. Total Residential Parking Spaces</b> <span style="float: right;">92</span></p>		PBRA		Number of Low Income Units	52	0	Number of 50% Units	0	0	Number of 60% Units	52	0	Number of Unrestricted (Market) Units	0		Total Residential Units	52		Common Space Units	1		Total Units	53		Number of Residential Buildings	10	Number of Non-Residential Buildings	1	Total Number of Buildings	11	<p>For Acquisition/Rehabilitation, date of original construction: <span style="float: right;">1987</span></p> <p><b>D. Unit Area</b></p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>Total Low Income Residential Unit Square Footage</td> <td>37,784</td> </tr> <tr> <td>Total Unrestricted (Market) Residential Unit Square Footage</td> <td>0</td> </tr> <tr> <td>Total Residential Unit Square Footage</td> <td>37,784</td> </tr> <tr> <td>Total Common Space Unit Square Footage</td> <td>834</td> </tr> <tr> <td>Total Square Footage from Units</td> <td>38,618</td> </tr> </table> <p>Total Common Area Square Footage from Nonresidential areas <span style="float: right;">865</span></p> <p>Total Square Footage <span style="float: right;">39,483</span></p> <p>(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)</p> <p>If Other, specify: <span style="float: right;">[ ]</span></p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td rowspan="2">If combining Other with Family or Sr, show # Units:</td> <td>Family</td> <td>[ ]</td> <td>Elderly</td> <td>[ ]</td> </tr> <tr> <td>HFOP</td> <td>[ ]</td> <td>Other</td> <td>[ ]</td> </tr> </table> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>% of Total Units</td> <td>5.7%</td> <td>Required:</td> <td>5%</td> </tr> <tr> <td>% of Units for the Mobility-Impaired</td> <td>66.7%</td> <td>Required:</td> <td>40%</td> </tr> <tr> <td>% of Total Units</td> <td>3.8%</td> <td>Required:</td> <td>2%</td> </tr> </table>	Total Low Income Residential Unit Square Footage	37,784	Total Unrestricted (Market) Residential Unit Square Footage	0	Total Residential Unit Square Footage	37,784	Total Common Space Unit Square Footage	834	Total Square Footage from Units	38,618	If combining Other with Family or Sr, show # Units:	Family	[ ]	Elderly	[ ]	HFOP	[ ]	Other	[ ]	% of Total Units	5.7%	Required:	5%	% of Units for the Mobility-Impaired	66.7%	Required:	40%	% of Total Units	3.8%	Required:	2%
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<b>VII. RENT AND INCOME ELECTIONS</b>																																																														
<p><b>A. Tax Credit Election</b> <span style="float: right;">40% of Units at 60% of AMI</span></p> <p><b>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent &amp; Income)</b> <span style="float: right;">20% of HOME-Assisted Units at 50% of AMI</span></p>	<p><b>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent &amp; Income)</b> <span style="float: right;">No</span></p>																																																													
<b>VIII. SET ASIDES</b>																																																														
<p><b>A. LIHTC:</b> Nonprofit <span style="float: right;">No</span></p> <p><b>B. HOME:</b> CHDO <span style="float: right;">No</span></p>	<p>(must be pre-qualified by DCA as CHDO)</p>																																																													
<b>IX. COMPETITIVE POOL</b> <span style="float: right;">N/A - 4% Bond</span>																																																														
<b>X. TAX EXEMPT BOND FINANCED PROJECT</b>																																																														
<p>Issuer: <span style="float: right;">Housing Authority of the City of Macon, Georgia</span></p> <p>Office Street Address: <span style="float: right;">2015 Felton Avenue</span></p> <p>City: <span style="float: right;">Macon</span> State: <span style="float: right;">GA</span> Zip+4: <span style="float: right;">31201-2404</span></p> <p>Contact Name: <span style="float: right;">Quanita Rhodes</span> Title: <span style="float: right;">Finance Director</span> E-mail: <span style="float: right;">[ ]</span></p>	<p>Inducement Date: <span style="float: right;">March 9, 2017</span></p> <p>Applicable QAP: <span style="float: right;">2017</span></p> <p>T-E Bond \$ Allocated: <span style="float: right;">65,000,000</span></p>																																																													

**PART ONE - PROJECT INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

10-Digit Office Phone  Direct line  Website

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

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD  
 HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**XIII. ADDITIONAL PROJECT INFORMATION**

**PART ONE - PROJECT INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		No
Number of Public Housing Units reserved and rented to public housing tenants:		0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text"/>	Households on Waiting List: <input type="text"/> 0%
Local PHA	<input type="text"/>	
Street Address	<input type="text"/>	
City	Zip+4	<input type="text"/>
Area Code / Phone	Email	<input type="text"/>

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

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

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

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

Total Existing Units	53
Number Occupied	52
% Existing Occupied	98.11%

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

Amenities?	Yes	Qualification Determination?	Yes
Architectural Standards?	Yes	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="text"/>	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	Yes	If Yes, new Limit is ----->:	\$2,809
Credit Award Limitation (extraordinary circumstances)?	<input type="text"/>	If Yes, new Limit is ----->:	<input type="text"/>

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

Acquisition	March 31, 2018
Rehab	December 31, 2019
New Construction	<input type="text"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>Section X (Tax Exempt Bond Financed Project) - Official name of issuer: The Housing Authority of Macon-Bibb County, Website: <a href="http://www.maconhousing.com">http://www.maconhousing.com</a>. This listing was not available in the dropdown above for issuers. The website could not be entered in the field above because it is pre-set for a telephone number. Total issuance is a not to exceed number of \$65,000,000 for the portfolio. Final bond amounts will be determined in conjunction with the issuer and bond counsel within two weeks of closing.</p> <p>Section XIII (Additional Project Information) - Additional financial waivers were requested and granted.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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**I. OWNERSHIP INFORMATION**

**A OWNERSHIP ENTITY**

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

Hallmark Forest III, LLC				Name of Principal		Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal		Manager
Atlanta		Fed Tax ID: 82-1218996		Direct line		(770) 984-2100
GA	Zip+4	30339-5704	Org Type:	For Profit	Cellular	
(770) 984-2100		107	E-mail ppetersen@hallmarkco.com			

\* Must be verified by applicant using following website:

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

**B PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

a. Managing Gen'l Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Hallmark-Georgia GP, LLC				Name of Principal		Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal		Manager
Atlanta		Website www.hallmarkco.com		Direct line		(770) 984-2100
GA	Zip+4	30339-5704	Cellular			
(770) 984-2100		107	E-mail ppetersen@hallmarkco.com			

b. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

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

c. Other General Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

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

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

a. Federal Limited Partner  
Office Street Address  
City  
State  
10-Digit Office Phone / Ext.

Boston Financial Investment Management, LP				Name of Principal		Thomas G. Paramore
312 South Fourth Street, Suite 700				Title of Principal		Senior Vice President
Louisville		Website www.bfim.com		Direct line		(502) 403-7171
KY	Zip+4	40202-3046	Cellular			
(502) 212-3822			E-mail thomas.paramore@bfim.com			

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

Boston Financial Investment Management, LP				Name of Principal		Thomas G. Paramore
312 South Fourth Street, Suite 700				Title of Principal		Senior Vice President
Louisville		Website www.bfim.com		Direct line		(502) 403-7171
KY	Zip+4	40202-3046	Cellular			
(502) 212-3822			E-mail thomas.paramore@bfim.com			

**3. NONPROFIT SPONSOR**

Nonprofit Sponsor  
Office Street Address  
City  
State

				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4		Cellular			

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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10-Digit Office Phone / Ext.			E-mail	
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**II. DEVELOPER(S)**

**A DEVELOPER**

Hallmark Development Services, LLC				Name of Principal	Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal	Manager
Office Street Address	City	Website	Atlanta	Direct line	(770) 984-2100
State	GA	Zip+4	30339-5704	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@hallmarkco.com	

**B CO-DEVELOPER 1**

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

**C CO-DEVELOPER 2**

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

**D DEVELOPMENT CONSULTANT**

Greystone Affordable Development				Name of Principal	Tanya Eastwood
4025 Lake Boone Trail, Suite 209				Title of Principal	President
Office Street Address	City	Website	Raleigh	Direct line	(919) 573-7515
State	NC	Zip+4	27607-3080	Cellular	(919) 357-5576
10-Digit Office Phone / Ext.	(919) 573-7502	7515	E-mail	tanya.eastwood@greyco.com	

**III. OTHER PROJECT TEAM MEMBERS**

**A OWNERSHIP CONSULTANT**

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

**B GENERAL CONTRACTOR**

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	Manager
Office Street Address	City	Website	Valdosta	Direct line	
State	GA	Zip+4	31602-2135	Cellular	(229) 561-9997
10-Digit Office Phone / Ext.	(229) 506-6876		E-mail	mike@greatsouthernllc.com	

**C MANAGEMENT COMPANY**

Hallmark Management, Inc.				Name of Principal	Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal	Manager
Office Street Address	City	Website	Atlanta	Direct line	(770) 984-2100
State	GA	Zip+4	30339-5704	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@hallmarkco.com	

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<b>D ATTORNEY</b>	Coleman Talley, LLP			Name of Principal	Gregory Q. Clark
Office Street Address	3475 Lenox Road N.E., STE 400			Title of Principal	Partner
City	Atlanta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	30326-3229	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com		

<b>E. ACCOUNTANT</b>	Tidwell Group			Name of Principal	Ed Wetherington, Jr.
Office Street Address	5901 Peachtree Dunwoody Road			Title of Principal	Partner
City	Atlanta	Website	www.tidwellgroup.com	Direct line	
State	GA	Zip+4	30328-5548	Cellular	(770) 380-2289
10-Digit Office Phone / Ext.	(470) 273-6640	E-mail	ed.wetherington@tidwellgroup.com		

<b>F. ARCHITECT</b>	Wallace Architects, LLC			Name of Principal	Zac Wallace
Office Street Address	302 Campusview Drive, Suite 208			Title of Principal	Partner
City	Columbia	Website	www.wallacearchitects.com	Direct line	(660) 826-7000
State	MO	Zip+4	65201-7506	Cellular	(314) 435-2497
10-Digit Office Phone / Ext.	(573) 256-7200	E-mail	zacw@wallacearchitects.com		

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

<b>A LAND SELLER</b> (If applicable)	The Forest III Development Limited Partnership			Principal	Martin H. Petersen	10-Digit Phone / Ext.	7709842100/107
Office Street Address	3111 Paces Mill Road, STE A-250			City	Atlanta		
State	GA	Zip+4	30339-5704	E-mail	mpetersen@hallmarkco.com		

**B IDENTITY OF INTEREST**

Is there an ID of interest?	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	Yes	An Identity of Interest does exist between Hallmark Forest III, LLC (buyer), and The Forest III Development Limited Partnership (seller) The General Partner of The Forest III Development Limited Partnership (seller) is Hallmark Group Services of Georgia, LLC, of which Martin H. Petersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Forest III, LLC (buyer).
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt 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?	No	
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**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.			Yes/No	Brief Explanation		
Managing Genrl Prtnr		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 explanation.
Other Genrl Prtnr							
Other Genrl Prtnr							
Federal Ltd Partner		No	No	For Profit	99.9900%	No	
State Ltd Partner		No	No	For Profit	0.0000%	No	
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							
Developer Consultant		No	No	For Profit	0.0000%	No	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 The Forest Apartments III, Moultrie, Colquitt 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.**

Contractor		No	No	For Profit	0.0000%	No	
Management Company		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.

Total 100.0000%

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

**VI. DCA COMMENTS - DCA USE ONLY**

<p>Sectio IV - Part A - Land Seller: The Forest III Development Limited Partnership                  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 Development Services, LLC.                  Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Forest III, LLC (the Transferee).</p> <p>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 Forest III, LLC (the Transferee).</p> <p>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).</p> <p>See Tab 19 Qualification for Organizational Chart.</p>	
--	--

**PART THREE - SOURCES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt 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: \$	2,118,000		Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless		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 \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> 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)	832,000		
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	1,234,623		
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	59,405		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	263,656		
State Housing Credit Equity	Boston Financial Investment Management, LP	175,771		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Forest III, LLC		
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>4,008,455</b>		
Total Construction Period Costs from Development Budget:		<b>4,008,455</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	832,000	4.500%	40	40	44,884	Amortizing

**PART THREE - SOURCES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,234,623	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	11.05% Hallmark Development Services, LLC	59,405	2.500%	12	12	11,559	Cash Flow
Total Cash Flow for Years 1 - 15:	118,621						
DDF Percent of Cash Flow (Yrs 1-15)	67.580%	67.580%					
Cash flow covers DDF P&I?	Yes						

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,315,973					Equity Check
State Housing Credit Equity	Boston Financial Investment Management, LP	872,387					+ / -
Historic Credit Equity							TC Equity
Invstmt Earnings: T-E Bonds	U.S. Bank	10,590					% of TDC
Invstmt Earnings: Taxable Bonds							19%
Income from Operations							49%
Other: Surplus Replacement	Hallmark Forest III, LLC	157,000					
Other:							
Other:							
Total Permanent Financing:		4,481,979					
Total Development Costs from Development Budget:		4,481,979					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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 The Forest Apartments III, Moultrie, Colquitt County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>											
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>														
Property Appraisal				3,240			3,008												
Market Study				3,700			3,700												
Environmental Report(s)				8,267			8,267												
Soil Borings																			
Boundary and Topographical Survey																			
Zoning/Site Plan Fees																			
Other: Capital Needs Assessment				4,800			4,800												
Other: << Enter description here; provide detail & justification in tab Part IV-b >>																			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>																			
				<b>Subtotal</b>	-	-	19,775	-											
<b>ACQUISITION</b>					<b>ACQUISITION</b>														
Land				90,100															
Site Demolition																			
Acquisition Legal Fees (if existing structures)				19,583		17,389													
Existing Structures				1,438,037		1,166,875													
				<b>Subtotal</b>		1,184,264		-											
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>														
Site Construction (On-site)	Per acre:	42,519		255,113			255,113												
Site Construction (Off-site)																			
				<b>Subtotal</b>	-	-	255,113	-											
<b>STRUCTURES</b>					<b>STRUCTURES</b>														
Residential Structures - New Construction																			
Residential Structures - Rehab				1,340,265			1,340,265												
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr																			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				13,411			13,411												
				<b>Subtotal</b>	-	-	1,353,676	-											
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>														
Builder Profit:	<b>DCA Limit</b>	14.000%																	
	6.000%	96,527	6.000%	96,527			96,527												
Builder Overhead	2.000%	32,176	2.000%	32,175			32,175												
General Requirements*	6.000%	96,527	6.000%	96,527			96,527												
*See QAP: General Requirements policy	14.000%	225,230		<b>Subtotal</b>	-	-	225,229	-											
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>														
Other: << Enter description here; provide detail & justification in tab Part IV-b >>				-			-												
<table border="1"> <tr> <td><b>Total Construction Hard Costs</b></td> <td><b>Average TCHC:</b></td> <td>35,269.58 per Res'l unit</td> <td>34,604.12 per unit</td> <td>46.45 per total sq ft</td> </tr> <tr> <td>1,834,018.24</td> <td></td> <td>48.54 per Res'l unit SF</td> <td>47.49 per unit sq ft</td> <td></td> </tr> </table>					<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>	35,269.58 per Res'l unit	34,604.12 per unit	46.45 per total sq ft	1,834,018.24		48.54 per Res'l unit SF	47.49 per unit sq ft						
<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>	35,269.58 per Res'l unit	34,604.12 per unit	46.45 per total sq ft															
1,834,018.24		48.54 per Res'l unit SF	47.49 per unit sq ft																
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>														

**PART FOUR - USES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

		7.00%	128,381			128,381	
<b>I. DEVELOPMENT BUDGET (cont'd)</b>				<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
			<b>TOTAL COST</b>				
<b>CONSTRUCTION PERIOD FINANCING</b>				<b>CONSTRUCTION PERIOD FINANCING</b>			
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee							
Construction Loan Interest			45,305			17,808	
Construction Legal Fees							
Construction Period Inspection Fees			1,000			1,000	
Construction Period Real Estate Tax							
Construction Insurance							
Title and Recording Fees							
Payment and Performance bonds			24,636			24,636	
Other:							
Other:							
	<i>Subtotal</i>		70,941	-	-	43,444	-
<b>PROFESSIONAL SERVICES</b>				<b>PROFESSIONAL SERVICES</b>			
Architectural Fee - Design			34,450			34,450	
Architectural Fee - Supervision			18,550			18,550	
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							
Accounting			10,000			10,000	
As-Built Survey			7,260			6,739	
Other: Energy Audit Testing			3,815			3,815	
	<i>Subtotal</i>		75,450	-	-	74,929	-
<b>LOCAL GOVERNMENT FEES</b>		<i>Avg per unit: 0</i>		<b>LOCAL GOVERNMENT FEES</b>			
Building Permits							
Impact Fees							
Water Tap Fees	<i>waived?</i>						
Sewer Tap Fees	<i>waived?</i>						
	<i>Subtotal</i>		-	-	-	-	-
<b>PERMANENT FINANCING FEES</b>				<b>PERMANENT FINANCING FEES</b>			
Permanent Loan Fees			31,628				
Permanent Loan Legal Fees			6,500				
Title and Recording Fees			2,250				
Bond Issuance Premium							
Cost of Issuance / Underwriter's Discount			40,958				

**PART FOUR - USES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

Other:				
	<b>Subtotal</b>	81,336		-

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	11,830	11,831				
LIHTC Compliance Monitoring Fee	42,400	42,400				
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:						
	<b>Subtotal</b>	72,731				-
<b>EQUITY COSTS</b>						
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	<b>Subtotal</b>	16,604				-
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	10.000%	53,749		17,797	35,952	
Consultant's Fee	70.000%	376,240		124,578	251,661	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	107,497		35,594	71,903	
	<b>Subtotal</b>	537,485	-	177,969	359,516	-
<b>START-UP AND RESERVES</b>						
Marketing						
Rent-Up Reserves	37,221					
Operating Deficit Reserve:	96,885	57,729				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 132	7,000			7,000	
Other: PRA Escrow		25,536				
	<b>Subtotal</b>	90,265	-	-	7,000	-
<b>OTHER COSTS</b>						
Relocation		6,790			6,790	
Other: Project Administration		250				
	<b>Subtotal</b>	7,040	-	-	6,790	-

**PART FOUR - USES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

<b>TOTAL DEVELOPMENT COST (TDC)</b>	<b>4,481,979</b>	<b>-</b>	<b>1,362,233</b>	<b>2,473,854</b>	<b>-</b>
<i>Average TDC Per:</i>	<i>Unit:</i>	84,565.63	<i>Square Foot:</i>	113.52	

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

**Subtractions From Eligible Basis**

Amount of federal grant(s) used to finance qualifying development costs  
 Amount of nonqualified nonrecourse financing  
 Costs of Nonqualifying units of higher quality  
 Nonqualifying excess portion of higher quality units  
 Historic Tax Credits (Residential Portion Only)  
 Other

	<b>New Construction Basis</b>	<b>4% Acquisition Basis</b>	<b>Rehabilitation Basis</b>
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis  
 Less Total Subtractions From Basis (see above)  
 Total Eligible Basis  
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type:   
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount  
**Total Basis Method Tax Credit Calculation**

	0	1,362,233	2,473,854
	0		0
	0	1,362,233	2,473,854
			130.00%
	0	1,362,233	3,216,010
	100.00%	100.00%	100.00%
	0	1,362,233	3,216,010
		3.23%	3.23%
	0	44,000	103,877
<b>Total Basis Method Tax Credit Calculation</b>		<b>147,877</b>	

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

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.  
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)  
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds  
 Equity Gap  
 Divide Equity Gap by 10  
 Annual Equity Required  
 Enter Final Federal and State Equity Factors (not including GP contribution)  
**Total Gap Method Tax Credit Calculation**

8,722,878	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):
4,481,979		
2,234,213		
2,247,766	Funding Amount	0
/ 10		
224,777	Federal	State
1.4800	= <input type="text" value=" 0.8900"/>	+ <input type="text" value=" 0.5900"/>
151,876		
<b>TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:</b>		<b>147,877</b>



**PART FOUR - USES OF FUNDS - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

147,877

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

147,877

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

**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 \$25,536 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.

**PART FOUR (b) - OTHER COSTS - 2017-0 - The Forest Apartments III - Moultrie - Colquitt, 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.

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<b>PRE-DEVELOPMENT COSTS</b> Capital Needs Assessment  Total Cost <input type="text" value="4,800"/> Total Basis <input type="text" value="4,800"/>	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 of eligible basis.
<< Enter description here; provide detail & justification in tab Part IV-b >>  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >>  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<b>OTHER CONSTRUCTION HARD COSTS</b> << 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  Total Basis

**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

0

Total Cost

**EQUITY COSTS**

0

Total Cost

**START-UP AND RESERVES**

PRA Escrow

A PRA (private rental assistance) escrow of 25,536 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. \$25,536 = (\$22 increase X 32 units X 24 months) + (\$18 increase X 20 units X 24 months)

Escrow deposits/Deposits to reserves 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  Total Basis

**OTHER COSTS**

Project Administration

\$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.

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 The Forest Apartments III, Moultrie, Colquitt 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"*

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances

USDA approved budget for 2017

Date of Utility Allowances

January 1, 2017 Structure MF

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric	X				21	28		
Cooking	Electric	X				7	10		
Hot Water	Electric	X				13	18		
Air Conditioning	Electric	X				9	13		
Range/Microwave	Electric	X				7	9		
Refrigerator	Electric	X				8	10		
Other Electric	Electric	X				8	10		
Water & Sewer	Submetered*? Yes	X				40	40		
Refuse Collection		X				17	17		
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>130</b>	<b>155</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances

Date of Utility Allowances

Structure

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

I. Utility allowances are approved by USDA RD for 2017. Please see attached approved USDA 2017 Budget for copy of approval letter.

**DCA COMMENTS**







Walkup		0	0	0	0	0	0
	<i>Historic</i>	0	0	0	0	0	0
Elevator		0	0	0	0	0	0
	<i>Historic</i>	0	0	0	0	0	0

**Unit Square Footage:**

Low Income	60% AMI	0	12,280	25,504	0	0	37,784
	50% AMI	0	0	0	0	0	0
	Total	0	12,280	25,504	0	0	37,784
Unrestricted		0	0	0	0	0	0
Total Residential		0	12,280	25,504	0	0	37,784
Common Space		0	0	834	0	0	834
Total		0	12,280	26,338	0	0	38,618

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

**Ancillary Income** 3,059 Laundry, vending, app fees, etc. **Actual pct of PGI:** 1.31%

**Other Income (OI) by Year:**

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits 21,523

**On-Site Security**

Contracted Guard

**Taxes and Insurance**

Real Estate Taxes (Gross)\* 14,417

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

Maintenance Salaries & Benefits	21,276
Support Services Salaries & Benefits	16,408
Other (describe here)	
<b>Subtotal</b>	<b>59,207</b>

**On-Site Office Costs**

Office Supplies & Postage	2,172
Telephone	1,777
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
<b>Subtotal</b>	<b>3,949</b>

**Maintenance Expenses**

Contracted Repairs	257
General Repairs	500
Grounds Maintenance	1,120
Extermination	5,590
Maintenance Supplies	3,673
Elevator Maintenance	0
Redecorating	467
Other (describe here)	
<b>Subtotal</b>	<b>11,607</b>

Electronic Alarm System	
<b>Subtotal</b>	<b>0</b>

**Professional Services**

Legal	33
Accounting	6,075
Advertising	480
Other (describe here)	
<b>Subtotal</b>	<b>6,588</b>

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

Electricity	6	3,780
Natural Gas	1	720
Water&Swr	4	2,280
Trash Collection		1,080
Other (describe here)		
<b>Subtotal</b>		<b>7,860</b>

**WARNING!**  
RR proposed is below the DCA required minimum.

Insurance**	12,887
Other (describe here)	1,170
<b>Subtotal</b>	<b>28,474</b>

**Management Fee:** **31,200**

632.99 Average per unit per year  
52.75 Average per unit per month  
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)

**TOTAL OPERATING EXPENSES** **148,885**

Average per unit 2,809.15  
Total OE Required **2,809**

**Replacement Reserve (RR)** **15,900**

Proposed average RR/unit amount: **300**

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	53 units x \$350 =	18,550
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>53</b>	<b>18,550</b>

**TOTAL ANNUAL EXPENSES** **164,785**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage. The project has budgeted PRA (Private Rental Assistance) to mitigate any negative impact to existing tenants as a result of the rehab.

PROPERTY TAX: Pro forma as approved by USDA RD.

PROPERTY INSURANCE: Pro forma as approved by USDA RD.

REPLACEMENT RESERVES: Annual transfer at \$300 per unit in order to adequately fund 20 year capital reserve needs (per Post Rehab CNA) and as approved by USDA Rural Development. New Owner is required to follow RD's program requirements regarding Replacement Reserves.

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

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	6.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	13.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	31,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	234,192	238,876	243,653	248,526	253,497	258,567	263,738	269,013	274,393	279,881
Ancillary Income	3,059	3,120	3,183	3,246	3,311	3,377	3,445	3,514	3,584	3,656
Vacancy	(14,235)	(14,520)	(14,810)	(15,106)	(15,408)	(15,717)	(16,031)	(16,352)	(16,679)	(17,012)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(117,685)	(121,216)	(124,852)	(128,598)	(132,456)	(136,429)	(140,522)	(144,738)	(149,080)	(153,552)
Property Mgmt	(31,200)	(32,136)	(33,100)	(34,093)	(35,116)	(36,169)	(37,254)	(38,372)	(39,523)	(40,709)
Reserves	(15,900)	(16,377)	(16,868)	(17,374)	(17,896)	(18,432)	(18,985)	(19,555)	(20,142)	(20,746)
NOI	58,231	57,748	57,205	56,601	55,932	55,197	54,391	53,510	52,554	51,518
Mortgage A	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	13,347	12,863	12,321	11,717	11,048	10,313	9,506	8,626	7,670	6,633
DCR Mortgage A	1.30	1.29	1.27	1.26	1.25	1.23	1.21	1.19	1.17	1.15
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.30	1.29	1.27	1.26	1.25	1.23	1.21	1.19	1.17	1.15
Oper Exp Coverage Ratio	1.35	1.34	1.33	1.31	1.30	1.29	1.28	1.26	1.25	1.24
Mortgage A Balance	824,400	816,451	808,137	799,441	790,345	780,832	770,881	760,474	749,588	738,202
Mortgage B Balance	1,247,026	1,259,554	1,272,207	1,284,988	1,297,896	1,310,935	1,324,105	1,337,407	1,350,842	1,364,413
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	285,479	291,188	297,012	302,952	309,011	315,192	321,495	327,925	334,484	341,174
Ancillary Income	3,729	3,803	3,879	3,957	4,036	4,117	4,199	4,283	4,369	4,456
Vacancy	(17,352)	(17,700)	(18,053)	(18,415)	(18,783)	(19,159)	(19,542)	(19,933)	(20,331)	(20,738)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

**PART SEVEN - OPERATING PRO FORMA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	6.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	13.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	31,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Expenses less Mgt Fee	(158,159)	(162,904)	(167,791)	(172,824)	(178,009)	(183,349)	(188,850)	(194,515)	(200,351)	(206,361)
Property Mgmt	(41,930)	(43,188)	(44,484)	(45,818)	(47,193)	(48,609)	(50,067)	(51,569)	(53,116)	(54,709)
Reserves	(21,368)	(22,009)	(22,670)	(23,350)	(24,050)	(24,772)	(25,515)	(26,280)	(27,069)	(27,881)
NOI	50,398	49,191	47,894	46,503	45,012	43,420	41,721	39,911	37,986	35,941
Mortgage A	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	5,514	4,307	3,009	1,618	128	(1,464)	(3,163)	(4,973)	(6,898)	(8,943)
DCR Mortgage A	1.12	1.10	1.07	1.04	1.00	0.97	0.93	0.89	0.85	0.80
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.12	1.10	1.07	1.04	1.00	0.97	0.93	0.89	0.85	0.80
Oper Exp Coverage Ratio	1.23	1.22	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.12
Mortgage A Balance	726,293	713,837	700,809	687,183	672,930	658,022	642,430	626,121	609,064	591,222
Mortgage B Balance	1,378,119	1,391,964	1,405,948	1,420,072	1,434,338	1,448,747	1,463,301	1,478,001	1,492,849	1,507,846
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	347,997	354,957	362,056	369,297	376,683	384,217	391,901	399,739	407,734	415,889
Ancillary Income	4,545	4,636	4,729	4,824	4,920	5,019	5,119	5,221	5,326	5,432
Vacancy	(21,153)	(21,576)	(22,007)	(22,447)	(22,896)	(23,354)	(23,821)	(24,298)	(24,784)	(25,279)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(212,552)	(218,929)	(225,497)	(232,262)	(239,229)	(246,406)	(253,798)	(261,412)	(269,255)	(277,332)
Property Mgmt	(56,351)	(58,041)	(59,782)	(61,576)	(63,423)	(65,326)	(67,286)	(69,304)	(71,383)	(73,525)
Reserves	(28,717)	(29,579)	(30,466)	(31,380)	(32,321)	(33,291)	(34,290)	(35,318)	(36,378)	(37,469)
NOI	33,770	31,469	29,033	26,456	23,733	20,858	17,825	14,628	11,260	7,715
Mortgage A	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)
Mortgage B	-	-	-	-	-	-	-	-	-	-

**PART SEVEN - OPERATING PRO FORMA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	6.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	13.99%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	31,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(11,115)	(13,415)	(15,851)	(18,428)	(21,151)	(24,026)	(27,060)	(30,256)	(33,624)	(37,170)
DCR Mortgage A	0.75	0.70	0.65	0.59	0.53	0.46	0.40	0.33	0.25	0.17
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.75	0.70	0.65	0.59	0.53	0.46	0.40	0.33	0.25	0.17
Oper Exp Coverage Ratio	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02
Mortgage A Balance	572,561	553,043	532,627	511,275	488,941	465,581	441,148	415,592	388,863	360,905
Mortgage B Balance	1,522,994	1,538,294	1,553,748	1,569,357	1,585,122	1,601,046	1,617,130	1,633,376	1,649,785	1,666,359
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	424,206	432,691	441,344	450,171	459,175
Ancillary Income	5,541	5,652	5,765	5,880	5,998
Vacancy	(25,785)	(26,301)	(26,827)	(27,363)	(27,910)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(285,652)	(294,222)	(303,049)	(312,140)	(321,504)
Property Mgmt	(75,731)	(78,003)	(80,343)	(82,753)	(85,235)
Reserves	(38,593)	(39,751)	(40,944)	(42,172)	(43,437)
NOI	3,986	65	(4,053)	(8,377)	(12,915)
Mortgage A	(44,884)	(44,884)	(44,884)	(44,884)	(44,884)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(40,899)	(44,819)	(48,937)	(53,261)	(57,799)
DCR Mortgage A	0.09	0.00	(0.09)	(0.19)	(0.29)

**PART SEVEN - OPERATING PRO FORMA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth 2.00%  
 Expense Growth 3.00%  
 Reserves Growth 3.00%  
 Vacancy & Collection Loss 6.00%  
 Ancillary Income Limit 2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors) Yr 1 Asset Mgt Fee Percentage of EGI: 0.00%  
 Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 13.99%  
 Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 31,200  
 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	0.09	0.00	(0.09)	(0.19)	(0.29)
Oper Exp Coverage Ratio	1.01	1.00	0.99	0.98	0.97
Mortgage A Balance	331,663	301,078	269,088	235,628	200,631
Mortgage B Balance	1,683,099	1,700,007	1,717,085	1,734,335	1,751,758
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 has been granted for DCA to consider the minimum DSCR as required by RD underwriting subject to lender and syndicator concurrence

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)

2.)

3.)

4.)

5.)

6.)

7.)

8.)

9.)

10.)

11.)

12.)

13.)

14.)

15.)

16.)

17.)

18.)

19.)

20.)

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

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 through the credit period. As demonstrated, the housing credit dollar amount requested is necessary for the financial feasibility of the project

*DCA's Comments:*

**2 COST LIMITS**

Pass?

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

**New Construction and Acquisition/Rehabilitation**

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

Is this Criterion met? **Yes**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se	0	117,818 x 0 units = 0
mi-Detached 1 BR	1	154,420 x 0 units = 0
2 BR	2	187,511 x 0 units = 0

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
	0	129,599 x 0 units = 0
	0	169,862 x 0 units = 0
	0	206,262 x 0 units = 0

MSA for Cost Limit purposes:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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	3 BR	3	0	229,637 x 0 units =	0	0	252,600 x 0 units =	0
	4 BR	4	0	270,341 x 0 units =	0	0	297,375 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Row House</b>	Efficiency	0	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0
	1 BR	1	20	144,909 x 20 units =	2,898,180	0	159,399 x 0 units =	0
	2 BR	2	33	176,506 x 33 units =	5,824,698	0	194,156 x 0 units =	0
	3 BR	3	0	217,443 x 0 units =	0	0	239,187 x 0 units =	0
	4 BR	4	0	258,414 x 0 units =	0	0	284,255 x 0 units =	0
	<i>Subtotal</i>		<i>53</i>		<i>8,722,878</i>	<i>0</i>		<i>0</i>
<b>Walkup</b>	Efficiency	0	0	91,210 x 0 units =	0	0	100,331 x 0 units =	0
	1 BR	1	0	125,895 x 0 units =	0	0	138,484 x 0 units =	0
	2 BR	2	0	159,553 x 0 units =	0	0	175,508 x 0 units =	0
	3 BR	3	0	208,108 x 0 units =	0	0	228,918 x 0 units =	0
	4 BR	4	0	259,274 x 0 units =	0	0	285,201 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Elevator</b>	Efficiency	0	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0	0	147,145 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0	0	189,186 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0	0	252,249 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
<b>Total Per Construction Type</b>			<b>53</b>		<b>8,722,878</b>	<b>0</b>		<b>0</b>

**Valdosta**

Tot Development Costs:  
**4,481,979**

Cost Waiver Amount:  
0

Historic Preservation Pts  
0

Community Transp Opt Pts  
0

**Project Cost Limit (PCL)**  
**8,722,878**

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

*Threshold Justification per Applicant* *DCA's Comments:*

**3 TENANCY CHARACTERISTICS** This project is designated as: **Family** Pass?   
*Threshold Justification per Applicant* *DCA's Comments:*

The subject offers one and two bedroom units targeting family households.

**4 REQUIRED SERVICES** Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. Does Applicant agree? **Disagree**
- 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.

**5 MARKET FEASIBILITY** Pass?

- A. Provide the name of the market study analyst used by applicant: **Bowen National Research**
- B. Project absorption period to reach stabilized occupancy: **8 months**
- C. Overall Market Occupancy Rate: **98.10%**
- D. Overall capture rate for tax credit units: **8.80%**



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

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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
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **No**

*Threshold Justification per Applicant*

It is the opinion of the market analyst that a market will exist for the subject post renovations. Within the Moultrie Site PMA, two general-occupancy LIHTC properties which are comparable to the subject project were surveyed. These two properties are both 100.0% occupied and one maintains a 50-household waiting list, demonstrating significant demand for family-oriented LIHTC product 5f. 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 underwriting. The pro forma rents utilized 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 market advantage.

*DCA's Comments:*

**6 APPRAISALS**

Pass?

A. Is there is an identity of interest between the buyer and seller of the project?

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name: **Andrew J. Moye, Crown Appraisal Group**

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 value of the property?

4)

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: This project does not include DCA HOME Funds.

*DCA's Comments:*

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

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

A. **Geotechnical & Environmental Consultants, Inc.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

1) If "Yes", name of company that prepared the noise assessment?

1) **Geotechnical & Environmental Consultants, Inc.**

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

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

2) 

<65 dB	
--------	--

No applicable road sources (<65 dB), No applicable rail sources (<65 dB), Spence Airport 1.53 miles East, Moultrie Municipal Airport 3.87 miles South (<55 dB)

**D. Is the subject property located in a:**

- 1) Brownfield?
- 2) 100 year flood plain / floodway?  
If "Yes":  
a) Percentage of site that is within a floodplain:  
b) Will any development occur in the floodplain?  
c) Is documentation provided as per Threshold criteria?
- 3) Wetlands?  
If "Yes":  
a) Enter the percentage of the site that is a wetlands:  
b) Will any development occur in the wetlands?  
c) Is documentation provided as per Threshold criteria?
- 4) State Waters/Streams/Buffers and Setbacks area?

**D.**

1)	No	
2)	No	
a)		
b)		
c)		
3)	No	
a)		
b)		
c)		
4)	No	

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

- 1) Lead-based paint? 

No	
----	--
- 2) Noise? 

No	
----	--
- 3) Water leaks? 

No	
----	--
- 4) Lead in water? 

No	
----	--
- 5) Endangered species? 

No	
----	--
- 6) Historic designation? 

No	
----	--
- 7) Vapor intrusion? 

No	
----	--
- 8) Asbestos-containing materials? 

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

--	--

- 9) Mold? 

No	
----	--
- 10) PCB's? 

No	
----	--
- 11) Radon? 

No	
----	--

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

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

1)		
2)		
3)		
<b>G.</b>	<b>N/A</b>	

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

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

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

**H.**

<<Select>>	<<Select>>
------------	------------

**I.** List all contiguous Census Tracts:

**I.**

--	--

**J.** Is Contract Addendum included in Application?

**J.**

--	--

*Threshold Justification per Applicant*

**7 F, H-J.** This project is not seeking HOME funds.

*DCA's Comments:*

**8 SITE CONTROL**

- A.** Is site control provided through **November 30, 2017?** Expiration Date: 

12/31/18
----------
- B.** Form of site control:
- C.** Name of Entity with site control:
- D.** Is there any Identity of Interest between the entity with site control and the applicant?

<b>Pass?</b>	
<b>A.</b>	<b>Yes</b>
<b>B.</b>	<b>Contract/Option</b>
<b>C.</b>	<b>The Forest III Development Limited Partnership</b>
<b>D.</b>	<b>Yes</b>

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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*Threshold Justification per Applicant*

8 D. IOI: The General Partner of The Forest III Development Limited Partnership (the Transferor) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Forest III, LLC (the Transferee).

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	Yes
B.	No
C.	No
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 provided.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

10 C. A zoning letter has been included in Tab 10.

10 D. Per DCA, the Conceptual Site Development Plan can be submitted with the 60 day submission.

*DCA's Comments:*

**11 OPERATING UTILITIES**

- A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

n/a  
City of Moultrie

Pass?	
1)	No
2)	Yes

*Threshold Justification per Applicant*

11 A. An electric letter from the City of Moultrie has been included in Tab 11.

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DCA's Comments:

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

Pass?

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
- 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
  - 1) Public water
  - 2) Public sewer

A1)	No	
2)	No	
B1)	Yes	
2)	Yes	

Threshold Justification per Applicant

12 B. A water/sewer letter from the City of Moultrie has been provided in Tab 12.

DCA's Comments:

**13 REQUIRED AMENITIES**

Pass?

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

- A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):
  - 1) Community area (select either community room or community building): A1)
  - 2) Exterior gathering area (if "Other", explain in box provided at right): A2)  If "Other", explain here
  - 3) On site laundry type: A3)

A.	Disagree	
B.	Agree	

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

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

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

1)	<input type="text" value="Pavilion"/>		
2)	<input type="text" value="Playground"/>		

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

3)	<input type="text" value="N/A"/>		
4)	<input type="text" value="N/A"/>		

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

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

C.	Disagree	
1)	Yes	
2)	Yes	
3)	No	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.	N/A	
1)		
2)		
3a)		
3b)		

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

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

Threshold Justification per Applicant

13 A - No community room existing (waiver for this item was approved by DCA) (See Waiver Approvals from DCA)

13 C - No dishwashers existing at this property (waiver for this item was approved by DCA) (See Waiver Approvals from DCA)

DCA's Comments:

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

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced. DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Pass?		
A.	<b>Pre-Application Waiver</b>	<<Select>>
B.	<b>January 19-20, 2017</b>	
	<b>James Brink-EMG</b>	
		Yes
C.		Yes
	<b>Jack Wynn-Southern Home Energy Solutions LLC</b>	
D.		Yes
1)		Yes
2)		No
3)		Yes
4)		Yes
E.		Disagree

*Threshold Justification per Applicant*

14 A - Note: this project is a Minor Rehab (not a substantial-gut rehab or a historic preservation). Majority of the proposed renovation consists of like-and-kind replacement, similar to a maintenance changout of existing items, with the exception of accessibility criteria.  
 14 D.2 - DCA granted waivers on some threshold requirements (See Waiver Approvals from DCA)  
 14 E - Applicant agrees to abide by all state and local building codes, all health and safety codes and requirements, but DCA granted waivers on several architectural requirements (See Waiver Approvals from DCA)

*DCA's Comments:*

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

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

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

*Threshold Justification per Applicant*

15 A. 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:*

**16 BUILDING SUSTAINABILITY**

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

Pass?		
A.		Agree
B.		Disagree

*Threshold Justification per Applicant*

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16 B - DCA granted waivers on several material requirements from the DCA Architectural Manual (See Waiver Approvals from DCA).

DCA's Comments:

**17 ACCESSIBILITY STANDARDS**

Pass?

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

A1).	No	
2)	Yes	
3)	Yes	
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, including wheelchair restricted residents?
 

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

B1)a.	Yes	
b.	Yes	
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?

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

C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

Threshold Justification per Applicant

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 Accessibility Manual requirements 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 were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design).



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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DCA's Comments:

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

Is there a Waiver Approval Letter From DCA included in this application for this criterion?

Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

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

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

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

1) Exterior Wall Finishes (select one)

Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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

1) n/a

2) n/a

Pass?

Yes

No

A.

Yes

B.

1)

Yes

2)

Yes

C.

1)

No

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)**

**A.** Did the Certifying Entity meet the experience requirement in 2016?

**B.** Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?

**C.** Has there been any change in the Project Team since the initial pre-application submission?

**D.** Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

**E.** DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

Pass?

A.

Yes

B.

Yes

C.

No

D.

No

E. Certifying GP/Developer

F. << Select Designation >>

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**

**A.** Was a pre-application submitted for this Determination at the Pre-Application Stage?

**B.** If "Yes", has there been any change in the status of any project included in the CHS form?

**C.** Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Pass?

A.

Yes

B.

No

C.

Yes

Threshold Justification per Applicant

20. Compliance History Summary information was submitted at the Pre-Application Stage.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

*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.*

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

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

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

Pass?		

*Threshold Justification per Applicant*

N/A - Applicant is a for profit entity.

*DCA's Comments:*

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

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

Pass?		

*Threshold Justification per Applicant*

N/A - Applicant is not a CHDO.

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

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

Pass?		
	<b>Yes</b>	
	<b>No</b>	
	<b>No</b>	
	<b>No</b>	

*Threshold Justification per Applicant*

The required legal opinion regarding credit eligibility for acquisition is located in Tab 23.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

Applicant Response	DCA USE
--------------------	---------

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.

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

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

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

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

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

Yes		Yes	
Yes			

*Threshold Justification per Applicant*

24A. The relocation plan can be found in Tab 24.  
24B2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core Application.

*DCA's Comments:*

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

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

*Threshold Justification per Applicant*

A marketing plan will be provided prior to the commencement of lease up.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

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 through 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 - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	20
	10	10
	A.	0
	B.	0

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

**B. Financial and Other Adjustments**

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

*Enter "1" for each item listed below.*

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

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.

						<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
						<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>
12		12		12				

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS** **Choose A or B.** **3**

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

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **52**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA		A.		
<b>0.00%</b>	<b>0.00%</b>	<b>2</b>	1.	0	0
<b>0.00%</b>	<b>0.00%</b>	<b>1</b>	2.	0	0

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

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:

Nbr of PBRA Residential Units:


Points awarded in Sect VII:

			B.		
<b>0.00%</b>	<b>0.00%</b>	<b>3</b>	1.	0	0
<b>0</b>	<b>0</b>	<b>2</b>	2.	0	0
		<b>1</b>			

- 2. Application receives at least **3** points under Section VII. Stable Communities.

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS** See QAP Scoring for requirements. **13**

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

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

- A. Desirable Activities** (1 or 2 pts each - see QAP)
- B. Bonus Desirable** (1 pt - see QAP)
- C. Undesirable/Inefficient Site Activities/Characteristics** (1 pt subtracted each)

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


Scoring Justification per Applicant

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS** See scoring criteria for further requirements and information **6**

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

Evaluation Criteria

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

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

Applicant Agrees?	DCA Agrees?

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

6. Transportation service is being publicized to the general public.

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

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

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

6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	0	0
3	1.		
2	2.		
1	3.		
2	4.		

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

**N/A - 4% Bond**

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

**DCA's Green Building for Affordable Housing Training Course** - Participation Certificate obtained?

Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>
Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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

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

Date of Audit  Date of Report

X		
---	--	--

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No

**1. EarthCraft Communities**

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

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

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

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

<<Enter LEED AP's Name here>> <<Enter LEED AP's Company Name here>>

**Commitments for Building Certification:**

- Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
- Project will meet program threshold requirements for Building Sustainability?
- Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

	Yes/No	Yes/No
1.		
2.		
3.		

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

B.		
----	--	--

**C. Exceptional Sustainable Building Certification**

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? **3**

C.	Yes/No	Yes/No
1.		

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

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

D.	0	0
1.		
2.		
3.		

Scoring Justification per Applicant

[Empty text box for scoring justification]

DCA's Comments:

[Empty text box for DCA's comments]

**7. STABLE COMMUNITIES**

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

<b>7</b>	<b>0</b>	<b>0</b>
----------	----------	----------

**A & Census Tract Demographics**

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

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

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

- Less than  below Poverty level (see Income) Actual Percent
- Designated Middle or Upper Income level (see Demographics) Designation:
- (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

	Yes/No	Yes/No

--	--	--

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

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

Per Applicant	Per DCA
<input type="text" value="&lt;Select&gt;"/>	<input type="text" value="&lt;Select&gt;"/>

<b>2</b>	<b>0</b>	<b>0</b>
----------	----------	----------

**D. Mixed-Income Developments in Stable Communities**

Market units:  Total Units:  Mkt Pct of Total:

<b>2</b>	<b>0</b>	<b>0</b>
----------	----------	----------

DCA's Comments:

[Empty text box for DCA's comments]

**8. TRANSFORMATIONAL COMMUNITIES**

(choose A or B)

<b>10</b>		
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**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

**TOTALS:**

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

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement <u>during the planning stages</u> ?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included <i>in full</i> in the appropriate tab of the application binder?				

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**


**A. Community Revitalization**

<b>2</b>	<b>A.</b>		
		Yes/No	Yes/No

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?  
Date Plan originally adopted by Local Govt:  
Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
Date(s) Plan reauthorized/renewed by *Local Government*, if applicable:

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

i.)		
ii.)		

iii.) Public input and engagement during the planning stages:

a) Date(s) of Public Notice to surrounding community: Publication Name(s)	a)	
b) Type of event: Date(s) of event(s):	b)	<<Select Event 1 type>> <<Select Event 2 type>>
c) Letters of Support from local non-government entities. Type: Entity Name:	c)	<<Select Entity 1 type>> <<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
Project is in a QCT? **No**      Census Tract Number: **9707.010**

1	1.		
1	2.		

Eligible Basis Adjustment: **DDA/QCT**

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

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

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

OR

**B. Community Transformation Plan**

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

6	B.		
2	1.		
1	CBD		

**1. Community-Based Team**

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

Entity Name			Website		
Contact Name	Direct Line		Email		

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes.

CBO 1 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name	Direct Line		Email			
CBO 2 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name	Direct Line		Email			

ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process.

or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.

Community Quarterback (CQB) See QAP for requirements.

CQB	1		
Enter page nbr(s) here			

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?

ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

4	2.		
---	----	--	--

a) Public and Private Engagement

Tenancy: **Family**

Family Applicants must engage at least **two** different Transformation Partner types, while Senior Applicants must engage at least **one**. **Applicant agrees?**

i. Transformation Partner 1	<Select Transformation Partner type>	Date of Public Meeting 1 between Partners	
Org Name		Date(s) of publication of meeting notice	
Website		Publication(s)	
Contact Name	Direct Line	Social Media	
Email		Mtg Locatn	
Role		Which Partners were present at Public Mtg 1 between Partners?	
ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	
Org Name		Date of Public Meeting 2 (optional) between Partners	
		Date(s) of publication of meeting notice	



**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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

Website		Publication(s)	
Contact Name	Direct Line	Social Media	
Email		Mtg Locatn	
Role		Which Partners were present at Public Mtg 2 between Partners?	

- b) *Citizen Outreach* Choose either "i" or "ii" below for (b).
- i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? i. 

Yes/No	Yes/No
- or Nbr of Respondents ii. 

Yes/No	Yes/No
- ii. Public Meetings

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

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

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

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<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>
4		
1	1.	

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**Family**

Source

Contact

Email

Bank Contact

Description of Use of Funds

Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.

Direct Line	
Direct Line	

Bank Name

Account Name

Bank Website

Contact Email


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

**2. Long-term Ground Lease**

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

1 2.

**3. Third-Party Capital Investment**

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

2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type

Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?

Distance from proposed project site in miles, rounded up to the next tenth of a mile

Improvement Completion Date

miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

Description of how the investment will serve the tenant base for the proposed development


Full Cost of Improvement as a Percent of TDC:

0.0000%

0.0000%

Total Development Costs (TDC):

4,481,979

**D. Community Designations**

(Choose only one.)

10 D.

--	--

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

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

Scoring Justification per Applicant

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS** (choose A or B) 4

0	0
---	---

**A. Phased Developments**

Competitive Pool chosen: **N/A - 4% Bond**  
 Phased Development? **No** **0** 3

A.		
1.		

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

If Yes, indicate DCA Project Nbr and Project Name of the first phase: Number:  Name:   
 If current application is for third phase, indicate for second phase: Number:  Name:

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

**B. Previous Projects (Flexible Pool)** (choose 1 or 2) 3

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

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

1. **Five (5)** DCA funding cycles 3
2. **Four (4)** DCA funding cycles 2

**C. Previous Projects (Rural Pool)** (choose 1 or 3) 4

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

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

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

Scoring Justification per Applicant

DCA's Comments:

**10. MARKET CHARACTERISTICS** 2

0	0
---	---

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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Score Value	Self Score	DCA Score
92	20	20

**TOTALS:**

	Yes/No	Yes/No
A.		
B.		
C.		
D.		

For DCA determination:

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

Scoring Justification per Applicant

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

1

	0	0
A.		
B.		

**A. Waiver of Qualified Contract Right**

1

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

**B. Tenant Ownership**

1

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

DCA's Comments:

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

	Yes/No	Yes/No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

**13. RURAL PRIORITY**

Competitive Pool:

N/A - 4% Bond

Urban or Rural: Rural

2

Unit Total	53	

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

MGP	Hallmark-Georgia GP, LLC	0.0100%	Martin H. Petersen	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	Hallmark Development Services, LLC	0.0000%	Martin H. Peters
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Boston Financial Investment Managei	99.9900%	Thomas G. Paramore	Developmt Consult	Greystone Affordable Development	0.0000%	Tanya Eastwoor
State LP	Boston Financial Investment Managei	0.0000%	Thomas G. Paramore				

Scoring Justification per Applicant

DCA's Comments:

**14. DCA COMMUNITY INITIATIVES**

2

	0	0
A.		

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

1

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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Score Value	Self Score	DCA Score
92	20	20

**TOTALS:**

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

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

< Select applicable GICH >

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

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

**B. Designated Military Zones**

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

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

City: **Moultrie** County: **Colquitt** QCT? **No** Census Tract #: **9707.010**

Scoring Justification per Applicant

DCA's Comments:

1		
B.		

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**N/A - 4% Bond**

**4**

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

Indicate that the following criteria are met:

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

**Unmet criterion results in no points!**

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

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

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

Total Qualifying Sources (TQS):

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

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

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

4,481,979
0.0000%

0.0000%
---------

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

**3**

--

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
--------------------	-------------------	------------------

**TOTALS: 92**

<b>20</b>	<b>20</b>
-----------	-----------

Is the applicant claiming these points?

**Selection Criteria**

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

Ranking Pts Value Range

0 - 10
0 - 10
0 - 5
0 - 5
0 - 5
0 - 5
0 - 40

Ranking Pts

1.	
2.	
3.	
4.	
5.	
6.	
<b>Total:</b>	<b>0</b>

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

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

5
52
5
20

3	0	0
2	0	0

A. 1.


**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0	0.0%
---	------

3	0	0
1.		

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0
---

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

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:  
Total Units  
% of Total

0
53
0.00%

2	A.		
---	----	--	--

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

**B. Historic**

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

Nbr Historic units:  
Total Units  
% of Total

0
53
0.00%

1	B.		
---	----	--	--

DCA's Comments:

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<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>3</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**19. HEALTHY HOUSING INITIATIVES** (choose A or B or C)

Pre-requisites:

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

Agree or Y/N Agree or Y/N


**A. Preventive Health Screening/Wellness Program for Residents** 3

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

0	0
a)	
b)	
c)	

2. Description of Service (Enter "N/a" if necessary) Occurrence Cost to Resident

a)			
b)			
c)			
d)			

**B. Healthy Eating Initiative** 2

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

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

0	0
a)	
b)	
c)	
d)	
e)	
2.	

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

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	92	20	20

d)

**C. Healthy Activity Initiative**

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

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

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

1. The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:

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

a)	<input type="text"/>	<input type="text"/>
b)	<input type="text"/>	<input type="text"/>
c)	<input type="text"/>	<input type="text"/>
d)	<input type="text"/>	<input type="text"/>
e)	<input type="text"/>	<input type="text"/>

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

f)	<input type="text"/>	<input type="text"/>
g)	<input type="text"/>	<input type="text"/>

Length of Trail  miles

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

2.	<input type="text"/>	<input type="text"/>
----	----------------------	----------------------

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

<input type="text"/>	<input type="text"/>
----------------------	----------------------

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

Scoring Justification per Applicant

DCA's Comments:

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

2



**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt County**

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<b>92</b>	<b>20</b>	<b>20</b>

**TOTALS:**

2

**OR B.** Exceed the minimum jobs threshold by 50%

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

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

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

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

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

Scoring Justification per Applicant

Per Applicant	Per DCA

0.00%

0.00%

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

Moultrie
Colquitt
Colquitt Co.
Non-MSA
Rural

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

<b>10</b>	<b>10</b>
<b>10</b>	<b>10</b>

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

<b>20</b>	<b>20</b>
-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**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.

**PART NINE - SCORING CRITERIA - 2017-0 The Forest Apartments III, Moultrie, Colquitt 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**

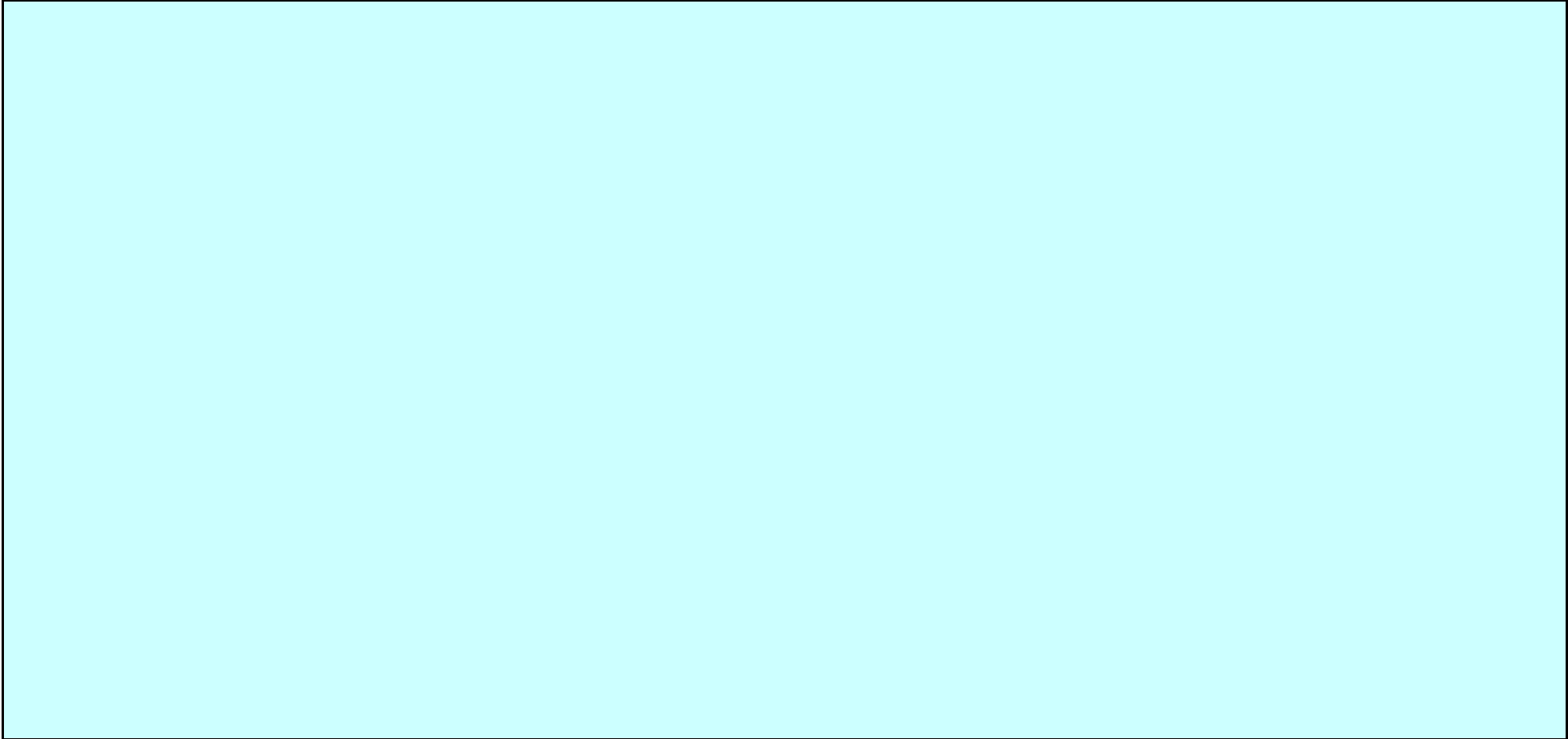
<b>Self Score</b>	<b>DCA Score</b>
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**TOTALS:**

**92**

**20**

**20**



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

The Forest Apartments III

Moultrie, Colquitt County

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

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

The Forest Apartments III  
Moultrie, Colquitt County

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

The Forest Apartments III

Moultrie, Colquitt County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

The Forest Apartments III

Moultrie, Colquitt County

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]

**SUMMARY OF DCA UNDERWRITING ASSUMPTIONS**

Category	Specification	Scale	Minimum	Maximum
Funding Limits	LHTC	Per Project	n/a	950,000
		Flexible Pool	n/a	850,000
		Rural Pool	n/a	1,200,000
HOME	HOME	Per Owner Per Round	n/a	1,800,000
		Per Project	1,000,000	2,000,000
		Per Owner Per Round (% of HOME funds available)	n/a	25%
HUD PH Office of Capital Improvements - Total Development Costs		Per Unit (Avg)		

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTO	MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3	4+				0	1	2	3	4+
Albany	Detached/Se	120,264	151,510	191,153	233,904	275,297		Albany	Detached/Se	132,290	173,261	210,268	257,294	302,826
Albany	Elevator	97,421	136,390	175,358	213,311	252,264		Albany	Elevator	107,163	150,029	192,893	251,192	321,490
Albany	Row House	112,781	147,999	180,148	221,709	263,370		Albany	Row House	124,059	162,798	198,162	243,879	289,707
Albany	Walkup	93,491	129,089	163,659	213,583	266,118		Albany	Walkup	102,840	141,997	180,024	234,941	292,729
Athens	Detached/Se	124,002	160,434	197,155	241,296	284,013		Athens	Detached/Se	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	100,476	140,667	180,857	221,143	261,429		Athens	Elevator	110,523	154,733	198,942	265,257	331,571
Athens	Row House	116,248	152,579	185,753	228,661	271,655		Athens	Row House	127,872	167,836	204,328	251,527	298,820
Athens	Walkup	96,302	132,960	168,552	219,440	274,022		Athens	Walkup	105,922	146,256	185,403	241,934	301,435
Atlanta	Detached/Se	139,407	182,430	221,255	270,488	318,270		Atlanta	Detached/Se	153,347	200,673	243,380	291,536	350,097
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351		Atlanta	Elevator	124,062	173,886	223,311	297,749	372,186
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763		Atlanta	Row House	144,024	188,823	229,671	282,345	335,239
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346		Atlanta	Walkup	119,754	165,416	209,797	273,962	341,380
Augusta	Detached/Se	128,534	167,884	203,317	248,031	291,664		Augusta	Detached/Se	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	103,683	145,157	186,620	248,840	311,850		Augusta	Elevator	114,051	159,672	205,293	273,724	342,155
Augusta	Row House	121,141	158,487	192,445	235,984	279,881		Augusta	Row House	133,255	174,335	211,689	259,582	307,869
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094		Augusta	Walkup	111,567	154,240	195,796	256,031	319,103
Chattanooga	Detached/Se	133,109	174,341	211,588	258,924	304,750		Chattanooga	Detached/Se	146,419	191,775	232,746	284,816	335,225
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504		Chattanooga	Elevator	118,618	166,064	213,512	284,683	355,854
Chattanooga	Row House	124,813	163,799	199,290	245,608	291,330		Chattanooga	Row House	137,294	180,178	219,329	269,948	320,643
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424		Chattanooga	Walkup	113,789	157,113	199,183	259,933	323,866
Columbus	Detached/Se	121,194	158,615	192,390	235,232	276,796		Columbus	Detached/Se	133,313	174,476	211,629	258,755	304,475
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201		Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	113,800	149,219	181,518	223,185	265,013		Columbus	Row House	125,180	164,140	199,669	245,503	291,514
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563		Columbus	Walkup	104,040	142,701	182,245	237,964	296,519
Macon	Detached/Se	122,484	160,449	194,750	238,857	280,587		Macon	Detached/Se	134,732	180,493	214,225	262,192	308,412
Macon	Elevator	99,250	138,950	178,650	238,200	297,750		Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	114,820	150,709	183,480	225,870	268,343		Macon	Row House	126,302	165,779	201,828	248,457	295,177
Macon	Walkup	95,112	131,315	166,465	217,213	270,634		Macon	Walkup	104,623	144,446	183,111	238,934	297,697
Savannah	Detached/Se	128,669	168,462	204,394	250,016	294,230		Savannah	Detached/Se	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	106,177	145,848	187,519	250,025	302,230		Savannah	Elevator	114,594	160,432	206,270	275,027	343,785
Savannah	Row House	120,734	158,379	192,727	237,087	281,584		Savannah	Row House	132,807	174,214	211,999	260,795	309,742
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392		Savannah	Walkup	110,224	152,216	193,010	251,948	313,931
Valdosta	Detached/Se	117,818	154,420	187,511	229,637	270,341		Valdosta	Detached/Se	129,599	169,862	206,262	252,600	297,375
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647		Valdosta	Elevator	105,103	147,145	189,186	252,249	315,311
Valdosta	Row House	110,334	144,009	176,506	217,443	258,414		Valdosta	Row House	121,367	159,399	194,156	239,187	284,255
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274		Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
Annual Operating Expenses	Rural MSA	Per Unit	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
Replacement Reserve Pymt	New Single Family and Duplex	Per Unit	3,000	n/a
		Historic Rehab	350	n/a
Development Costs	New Single Family and Duplex	Per Unit	250	n/a
		Historic Rehab	420	n/a
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500	
		Per Project - Nonprofit	5,500	
Hard Costs	Rehab	OR Dollar amount	5,000	
		LESSER OF % of Construction Hard Costs	1,000	
Construction Contingency	New	Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500	
		Rehab	25,000	see UCL
Bulkier Profit	Bulkier's Overhead	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	N/A	5%
		General Requirements (exclusive of Contractor Svcs)	N/A	7%
Professional Services	Green Building Consultant Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	N/A	500,000
		DCA-Related Costs	n/a	6%
DCA-Related Costs	LHTC Allocation Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	2%
		4% LHTC IRS Form 809 Fee	n/a	6%
Developer's Fee	HOME Front-End Analysis Fee	Percent of Credit Request	n/a	20,000
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	8%	
Operating Deficit Reserve	Deferred DF Term (Years)	MBts of Year 1 Debt Service (out of 12)	3,000	
		Deferred DF % of Total DF	1,500	
Rent Up Reserve	LHTC Final Inspection Fee	MBts of Year 1 O&M Expense (out of 12)	800	n/a
		MBts of projected operating expenses	400	n/a
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	Per Dwelling	1,500	n/a
		Per Project	750	n/a
Revenue Growth Rate	VAC Loss Rate (Non-PBRA/USDA)	Per Dwelling	75	
		Per Project	1,800,000	
Operating Expense Growth Rate	Replacement Reserve Annual Payment Growth Rate	Per Dwelling	2,500,000	
		Per Project	15%	
Savings	CHDO	Per Dwelling	15%	
		Per Project	15%	
Pools	Rural	Per Dwelling	15%	
		Per Project	15%	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	15%	
		Per Project	15%	
Assumed Family Size Adjustments	# Bdrms	Per Dwelling	0	15
		Per Project	0	15
Unit Accessibility	With Roll-In Showers	Per Dwelling	6	50%
		Per Project	6	50%
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	3	n/a
		Per Project	3	n/a
Unit Accessibility	With Roll-In Showers	Per Dwelling	3,000	
		Per Project	3,000	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	10%	
		Per Project	4,000,000	
Unit Accessibility	With Roll-In Showers	Per Dwelling	35%	
		Per Project	remaining	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	5%	
		Per Project	40%	
Unit Accessibility	With Roll-In Showers	Per Dwelling	2%	
		Per Project	2%	

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
Annual Operating Expenses	Rural MSA	Per Unit	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
Replacement Reserve Pymt	New Single Family and Duplex	Per Unit	3,000	n/a
		Historic Rehab	350	n/a
Development Costs	New Single Family and Duplex	Per Unit	250	n/a
		Historic Rehab	420	n/a
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500	
		Per Project - Nonprofit	5,500	
Hard Costs	Rehab	OR Dollar amount	5,000	
		LESSER OF % of Construction Hard Costs	1,000	
Construction Contingency	New	Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500	
		Rehab	25,000	see UCL
Bulkier Profit	Bulkier's Overhead	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	N/A	5%
		General Requirements (exclusive of Contractor Svcs)	N/A	7%
Professional Services	Green Building Consultant Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	N/A	500,000
		DCA-Related Costs	n/a	6%
DCA-Related Costs	LHTC Allocation Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	2%
		4% LHTC IRS Form 809 Fee	n/a	6%
Developer's Fee	HOME Front-End Analysis Fee	Percent of Credit Request	n/a	20,000
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	8%	
Operating Deficit Reserve	Deferred DF Term (Years)	MBts of Year 1 Debt Service (out of 12)	3,000	
		Deferred DF % of Total DF	1,500	
Rent Up Reserve	LHTC Final Inspection Fee	MBts of Year 1 O&M Expense (out of 12)	800	n/a
		MBts of projected operating expenses	400	n/a
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	Per Dwelling	1,500	n/a
		Per Project	750	n/a
Revenue Growth Rate	VAC Loss Rate (Non-PBRA/USDA)	Per Dwelling	75	
		Per Project	1,800,000	
Operating Expense Growth Rate	Replacement Reserve Annual Payment Growth Rate	Per Dwelling	2,500,000	
		Per Project	15%	
Savings	CHDO	Per Dwelling	15%	
		Per Project	15%	
Pools	Rural	Per Dwelling	15%	
		Per Project	15%	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	15%	
		Per Project	15%	
Assumed Family Size Adjustments	# Bdrms	Per Dwelling	0	15
		Per Project	0	15
Unit Accessibility	With Roll-In Showers	Per Dwelling	6	50%
		Per Project	6	50%
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	3	n/a
		Per Project	3	n/a
Unit Accessibility	With Roll-In Showers	Per Dwelling	3,000	
		Per Project	3,000	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	10%	
		Per Project	4,000,000	
Unit Accessibility	With Roll-In Showers	Per Dwelling	35%	
		Per Project	remaining	
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Per Dwelling	5%	
		Per Project	40%	
Unit Accessibility	With Roll-In Showers	Per Dwelling	2%	
		Per Project	2%	

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
Annual Operating Expenses				

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

Area	2016	State	County Name	Utility Region	Non/Metropolitan SA	MSA?	CMR MSA	FMR MSA	DCA Rural	Tax Exempt	City	County	City/County	Project
Abbeville	47,000	AL	Appling Co.	South	Appling Co.	Non-MSA	Appling Co.	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville	Has LHTC Project
Adair	45,800	GA	Adair Co.	South	Adair Co.	Non-MSA	Adair Co.	N	Rural	Knoxville Downtown Development Authority	Knoxville	Cobb	Adairville	Has LHTC Project
Adairsville	56,100	AR	Bacon	South	Bacon Co.	Non-MSA	Bacon Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairsville	Has LHTC Project
Adrian	35,400	AZ	Baker	South	Baker Co.	Non-MSA	Baker Co.	N	Rural	Adrian Development Authority	Adrian	Adrian	Adrian	Has LHTC Project
Adrian	67,500	GA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Adrian Development Authority	Adrian	Adrian	Adrian	Has LHTC Project
Alamo	59,000	CO	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Alamo Development Authority	Alamo	Alamo	Alamo	Has LHTC Project
Alamo	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alamo Industrial Development Authority	Alamo	Whewler	Alamo	Has LHTC Project
Alamo	50,000	DE	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Aldridge Housing Authority	Alphaha	Berrien	Alphaha	Has LHTC Project
Alamo	52,000	NC	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alamo Development Authority	Alamo	Alamo	Alamo	Has LHTC Project
Alamo	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Co.	N	Rural	Alamo County Coffee County Joint Development Authority	Aldora	Lamar	Alamo	Has LHTC Project
Alamo	43,700	GA	Bibb	North	Macon	Non-MSA	Macon, GA M	Y	Urban	Alamo Development Authority	Alamo	Liberty	Alamo	Has LHTC Project
Alamo	47,000	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Co.	N	Rural	Alamo Development Authority	Alamo	Wilkinson	Alamo	Has LHTC Project
Alamo	49,700	BR	Brunswick	South	Brunswick Co.	MSA	Brunswick Co.	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Alamo	Has LHTC Project
Alamo	50,000	IL	Bryan	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Bacon/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Alamo	Has LHTC Project
Alamo	63,000	IN	Bucks	South	Savannah	MSA	Savannah, GA	Y	Urban	Barnesville Housing Authority	Barnesville	Montgomery	Alamo	Has LHTC Project
Alamo	61,000	VA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Co.	N	Rural	Barnesville Housing Authority	Barnesville	Lamar	Alamo	Has LHTC Project
Alamo	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Ben Hill-Inn Area Joint Development Authority	Amrose	Coffee	Alamo	Has LHTC Project
Alamo	43,600	KY	Burke	North	Burke Co.	MSA	Burke County	Y	Rural	Berrien County Development Authority	Berrien	Sumter	Alamo	Has LHTC Project
Alamo	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Co.	N	Rural	Boston Downtown Development Authority	Andersonville	Sumter	Alamo	Has LHTC Project
Alamo	61,200	CA	Camden	South	Camden Co.	Non-MSA	Camden Co.	N	Rural	Bremen Housing Authority	Appling	Columbia	Alamo	Has LHTC Project
Alamo	31,000	MD	Candler	South	Candler Co.	Non-MSA	Candler Co.	N	Rural	Brantley County Development Authority	Arabi	Crisp	Alamo	Has LHTC Project
Alamo	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bremen Housing Authority	Aragon	Polk	Alamo	Has LHTC Project
Alamo	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga	Y	Rural	Brook County Development Authority	Aracosta	Jackson	Alamo	Has LHTC Project
Alamo	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Co.	N	Rural	Brantley and Glynn County Development Authority	Argyle	Clinch	Alamo	Has LHTC Project
Alamo	39,800	MS	Chatham	South	Savannah	MSA	Savannah, GA	Y	Urban	Bryan County/Fleming County Joint Development Authority	Arlington	Calhoun	Alamo	Has LHTC Project
Alamo	51,800	MO	Chatahoochee	North	Columbus	MSA	Columbus, GA	Y	Urban	Bulls, Henry, Lamar and Spalding County Joint Development Authority	Arnoldsville	Oglethorpe	Alamo	Has LHTC Project
Alamo	44,900	MT	Chatahoochee	North	Chatahoochee Co.	Non-MSA	Chatahoochee Co.	N	Rural	Bryn Development Authority	Bryn	Development Authority	Alamo	Has LHTC Project
Alamo	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bryn Development Authority	Bryn	Development Authority	Alamo	Has LHTC Project
Alamo	45,300	NV	Clarke	North	Adairsville	MSA	Adairsville	Y	Urban	Bryn Development Authority	Atlanta	Fulton	Alamo	Has LHTC Project
Alamo	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County	N	Rural	Calhoun Development Authority	Atkinsville	Decatur	Alamo	Has LHTC Project
Alamo	51,800	NJ	Clay	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Calhoun County Joint Development Authority	Atlanta	Development Authority	Alamo	Has LHTC Project
Alamo	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch County	N	Rural	Calhoun Development Authority	Atlanta	Richmond	Alamo	Has LHTC Project
Alamo	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Carroll Development Authority	Austell	Cobb	Alamo	Has LHTC Project
Alamo	42,500	NC	Cobb	North	Cobb Co.	Non-MSA	Cobb County	N	Rural	Carroll Development Authority	Austell	Cobb	Alamo	Has LHTC Project
Alamo	49,200	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Co.	N	Rural	Carroll Development Authority	Avera	Jefferson	Alamo	Has LHTC Project
Alamo	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Catoosa County Development Authority	Avondale East	DeKalb	Alamo	Has LHTC Project
Alamo	41,900	OK	Coconino	South	Coconino Co.	Non-MSA	Coconino Co.	N	Rural	Cedarvale Development Authority	Camden	Camden	Alamo	Has LHTC Project
Alamo	47,100	OR	Catoosa	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Cedarvale Development Authority	Camden	Decatur	Alamo	Has LHTC Project
Alamo	53,000	PA	Crawford	North	Macon	Non-MSA	Macon, GA M	Y	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Alamo	Has LHTC Project
Alamo	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County	N	Rural	Central Savannah River Area Unified Development Authority	Ball Ground	Cherokee	Alamo	Has LHTC Project
Alamo	52,600	SC	Chatahoochee	North	Chattanooga	MSA	Chattanooga	Y	Rural	Central Valdosta Development Authority	Aracosta	Lamar	Alamo	Has LHTC Project
Alamo	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Chatham-Savannah Authority for the Homeless	Barlow	Jefferson	Alamo	Has LHTC Project
Alamo	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Co.	N	Rural	Chattahoochee County Development Authority	Barwick	Thomas	Alamo	Has LHTC Project
Alamo	52,300	TX	DeKalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Cherokee County Development Authority	Baxley	Appling	Alamo	Has LHTC Project
Alamo	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge County	N	Rural	City of Alpharetta Development Authority	Belle	Evans	Alamo	Has LHTC Project
Alamo	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N	Rural	City of Barnesville and County of Lamar Development Authority	Belvedere Park	DeKalb	Alamo	Has LHTC Project
Alamo	50,400	VA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Alamo	Has LHTC Project
Alamo	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	City of Clayton Development Authority	Berkeley Lake	Clayton	Alamo	Has LHTC Project
Alamo	46,000	WV	Early	South	Early Co.	Non-MSA	Early County	N	Rural	City of Clayton Development Authority	Bethlehem	Blaine	Alamo	Has LHTC Project
Alamo	51,400	WI	Echoles	South	Valdosta	MSA	Valdosta, GA	Y	Rural	City of Commerce Downtown Development Authority	Between	Walton	Alamo	Has LHTC Project
Alamo	62,700	WY	Elphinstone	South	Savannah	MSA	Savannah, GA	Y	Rural	City of Cumming Development Authority	Bibb City	Mozingo	Alamo	Has LHTC Project
Alamo	43,700	GA	Elbert	North	Elbert Co.	Non-MSA	Elbert County	N	Rural	City of Dawson Development Authority	Birney	Appling	Alamo	Has LHTC Project
Alamo	35,700	GA	Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Co.	N	Rural	City of Dublin and County of Laurens Development Authority	Blacksville	Pierce</		

Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N	Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LHTC Project
Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Development Authority of LaFayette	Cobbtown	Tatnall	Jesup	Has LHTC Project
Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of LaGrange	Gordian	Rocky	John Creek	Has LHTC Project
Schley	North	Schley Co.	Non-MSA	Schley Cou	N	Rural	Development Authority of Lanier County	Cahutta	Whitfield	Jonesboro	Has LHTC Project
Scriven	South	Scriven Co.	Non-MSA	Scriven Cou	N	Rural	Development Authority of Lawrenceville, GA	Cobart	Madison	Kingland	Has LHTC Project
Select City 1st	Select City 1st	Seminole Co.	Non-MSA	Seminole Co	N	Rural	Development Authority of Lumpkin County	College Park	Fulton	Colman	Has LHTC Project
Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N	Rural	Development Authority of Macon County	Collins	Tatnall	Lake Park	Has LHTC Project
Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LHTC Project
Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N	Rural	Development Authority of McIntosh County	Conley	Waynes	Lanoka	Has LHTC Project
Stewart	South	Stewart Co.	Non-MSA	Stewart Cou	N	Rural	Development Authority of McIntosh County and the City of Columbus	Conner	Madison	Lawrenceville	Has LHTC Project
Sumter	South	Sumter Co.	Non-MSA	Sumter Cou	N	Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LHTC Project
Tabbot	North	Tabbot Co.	Non-MSA	Tabbot Cou	N	Rural	Development Authority of Morgan County	Concord	Pike	Leontown	Has LHTC Project
Talafiero	North	Talafiero Co.	Non-MSA	Talafiero Cou	N	Rural	Development Authority of Palmetto	Conley	Clayton	Marietta	Has LHTC Project
Tatnall	South	Tatnall Co.	Non-MSA	Tatnall Cou	N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LHTC Project
Taylor	North	Taylor Co.	Non-MSA	Taylor Cou	N	Rural	Development Authority of Peachtree City	Coodage	Thomas	Louisville	Has LHTC Project
Telfair	South	Telfair Co.	Non-MSA	Telfair Cou	N	Rural	Development Authority of Pike County	Cordale	Crisp	Lula	Has LHTC Project
Tennil	South	Albany, GA M	MSA	Albany, GA M	Y	Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LHTC Project
Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N	Rural	Development Authority of Rabun County	Coronia	Habersham	Lumber City	Has LHTC Project
Tift	South	Tift Co.	Non-MSA	Tift County, G	N	Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons	Has LHTC Project
Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N	Rural	Development Authority of Rockdale County	Crawford	Newnan	Mableton	Has LHTC Project
Towns	North	Towns Co.	Non-MSA	Towns Cou	N	Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LHTC Project
Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N	Rural	Development Authority of Seminole County and Donatons	Crawfordville	Talferro	Madison	Has LHTC Project
Troup	North	Troup Co.	Non-MSA	Troup Cou	N	Rural	Development Authority of St. Marys	Crossed Creek	Panama	Manchester	Has LHTC Project
Turner	South	Turner Cou	Non-MSA	Turner Cou	N	Rural	Development Authority of Tabor County	Culoden	Monroe	Marietta	Has LHTC Project
Twiggs	North	Macon, GA M	MSA	Macon, GA M	Y	Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LHTC Project
Union	North	Union Co.	Non-MSA	Union Cou	N	Rural	Development Authority of the City of Americus	Cusseta	Chatham/Chocoma	Marietta	Has LHTC Project
Upson	North	Upson Co.	Non-MSA	Upson Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Walker	North	Chattanooga	MSA	Atlanta-Sandy	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Ware	South	Ware Co.	Non-MSA	Ware County	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Warren	North	Warren Co.	Non-MSA	Warren Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Washington	North	Washington Co.	Non-MSA	Washington C	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wayne	South	Wayne Co.	Non-MSA	Wayne Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Webster	South	Webster Co.	Non-MSA	Webster Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
White	North	White Co.	Non-MSA	White County	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Whitfield	North	Dalton	MSA	Dalton, GA H	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Worth	South	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
							Development Authority of Vidalia	Deering	McDuffie	Peachtree C	Has LHTC Project
							Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LHTC Project
							Development Authority of Warner Robins	Deerwood	Ware	Palham	Has LHTC Project
							Development Authority of Warren County	Deerpark	Waynes	Pembroke	Has LHTC Project
							Development Authority of Washington County	Demorest	Habersham	Perry	Has LHTC Project
							Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountain	Has LHTC Project
							Development Authority of Wilkes County	Dewey Rose	Ebar	Pooler	Has LHTC Project
							Development Authority of Whitfield County	Deer	Laurens	Powder Sprin	Has LHTC Project
							Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LHTC Project
							Downtown Athens Development Authority	Dock Junction	Glynn	Gulshan	Has LHTC Project
							Downtown Carle Development Authority	Donnan	Colquitt	Rabun Gap	Has LHTC Project
							Downtown Dalton Development Authority	Donnanville	Seminole	Redsville	Has LHTC Project
							Downtown Development Authority for the City of Garden C	Dooley	Richland	Richland	Has LHTC Project
							Downtown Development Authority for the City of Hahira, G	Doyle	Richmond H	Richmond	Has LHTC Project
							Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon	Has LHTC Project
							Downtown Development Authority for the City of Warner R	Douglas	Douglas	Ringgold	Has LHTC Project
							Downtown Development Authority of Adis, Georgia	Douglas Hills	DeKalb	Riverdale	Has LHTC Project
							Downtown Development Authority of Albany, Georgia	Du Pont	Clich	Rockmart	Has LHTC Project
							Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens	Rockmart	Has LHTC Project
							Downtown Development Authority of Auzell	Dudley	Laurens	Rome	Has LHTC Project
							Downtown Development Authority of Avenidas Estates	Duluth	Gwinnett	Rossville	Has LHTC Project
							Downtown Development Authority of Batesville	Dunwoody	DeKalb	Roswell	Has LHTC Project
							Downtown Development Authority of Bailey	Dutch Island	Chatham	Royston	Has LHTC Project
							Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LHTC Project
							Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Springs	Has LHTC Project
							Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis	Has LHTC Project
							Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah	Has LHTC Project
							Downtown Development Authority of Columbus, Georgia	East Newnan	Coveta	Scottsdale	Has LHTC Project
							Downtown Development Authority of Cordele	East Point	Fulton	Shelman	Has LHTC Project
							Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna	Has LHTC Project
							Downtown Development Authority of Douglas	Easton	Panama	Soperton	Has LHTC Project
							Downtown Development Authority of Dublin	Egglest	Glazock	Spanta	Has LHTC Project
							Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield	Has LHTC Project
							Downtown Development Authority of Forsyth	Eborton	Ebert	St. Marys	Has LHTC Project
							Downtown Development Authority of Fort Gaines, Georgia	Elaville	Schley	Statesboro	Has LHTC Project
							Downtown Development Authority of Hampton	Elbert	Clayton	Stockbridge	Has LHTC Project
							Downtown Development Authority of Hartwell, Georgia	Ellyijay	Gilmer	Stone Mount	Has LHTC Project
							Downtown Development Authority of Hiramville, Georgia	Emerson	Bartow	Summerville	Has LHTC Project
							Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro	Has LHTC Project
							Downtown Development Authority of Lawrenceville, GA	Enigma	Borlin	Sylvania	Has LHTC Project
							Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LHTC Project
							Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton	Has LHTC Project
							Downtown Development Authority of Milledgeville, Georgia	Etowah	Elson	Tennille	Has LHTC Project
							Downtown Development Authority of Monticello, Georgia	Euharke	Bartow	Thomaston	Has LHTC Project
							Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LHTC Project
							Downtown Development Authority of Pines, Georgia	Experiment	Spalding	Thomson	Has LHTC Project
							Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LHTC Project
							Downtown Development Authority of Sneelsville, Georgia	Farburn	Fulton	Toccoa	Has LHTC Project
							Downtown Development Authority of Social Circle	Farmhurst	Gordon	Trenton	Has LHTC Project
							Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LHTC Project
							Downtown Development Authority of the City of Baconton	Fargo	Clich	Tucker	Has LHTC Project
							Downtown Development Authority of the City of Buford	Fayetteville	Union City	Union City	Has LHTC Project
							Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill	Union Point	Has LHTC Project
							Downtown Development Authority of the City of Dallas, TX	Franklin	Franklin	Valdosta	Has LHTC Project
							Downtown Development Authority of the City of Darien	Friwila	Butts	Vidalia	Has LHTC Project
							Downtown Development Authority of the City of Dawson	Flowers Branch	Hall	Vienna	Has LHTC Project
							Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica	Has LHTC Project
							Downtown Development Authority of the City of Douglas	Forest Park	Clayton	Wadley	Has LHTC Project
							Downtown Development Authority of the City of Greensboro	Forsyth	Monroe	Warm Springs	Has LHTC Project
							Downtown Development Authority of the City of Jackson	Fort Calhoun	Clay	Warner Robi	Has LHTC Project
							Downtown Development Authority of the City of Newnan	Fort Oglethorpe	Calosa	Warrenton	Has LHTC Project
							Downtown Development Authority of the City of LaGrange	Fort Stewart	Liberty	Washington	Has LHTC Project
							Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LHTC Project
							Downtown Development Authority of the City of Franklin	Franklin	Heard	Waynesboro	Has LHTC Project
							Downtown Development Authority of the City of Monroe	Franklin Spring	Franklin	West Point	Has LHTC Project
							Downtown Development Authority of the City of Morrow, G	Funston	Colquitt	Willacoochee	Has LHTC Project
							Downtown Development Authority of the City of Newnan, G	Gaineville	Hall	Williamson	Has LHTC Project
							Downtown Development Authority of the City of Norcross	Garden City	Chatham	Wilson	Has LHTC Project
							Downtown Development Authority of the City of Perry	Garfield	Emmanuel	Woodstock	Has LHTC Project
							Downtown Development Authority of the City of Richland, G	Gay	Meriwether	Wrens	Has LHTC Project
							Downtown Development Authority of the City of Rome	Genova	Tabbot	Wrightsville	Has LHTC Project
							Downtown Development Authority of the City of Roswell	Georgetown	Outman	Young Harris	Has LHTC Project
							Downtown Development Authority of the City of Roswell	Gibson	Glazock		
							Downtown Development Authority of the City of Royston	Gilwell	Hall		
							Downtown Development Authority of the City of Seconia	Grand	Burke		
							Downtown Development Authority of the City of Smithville	Glenville	Tatnall		
							Downtown Development Authority of the City of Tallapoosa	Glanwood	Wheeler		
							Downtown Development Authority of the City of Thomson	Good Hope	Walton		
							Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
							Downtown Development Authority of the City of Unadilla	Graham	Appling		
							Downtown Development Authority of the City of Vienna	Granville	Coveta		
							Downtown Development Authority of the City of Warrenton	Gray	Jones		
							Downtown Development Authority of the City of Warrenton	Grayson	Gwinnett		
							Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
							Downtown Development Authority of the Mayor and City C	Greenville	Meriwether		
							Downtown Development Authority of Toccoa	Gresham Park	DeKalb		
							Downtown Development Authority of Woodbury	Griffin	Spalding		
							Downtown Development Authority of Woodstock	Growth	Columbia		
							Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
							Downtown LaGrange Development Authority	Gumlog	Towns		
							Downtown Marietta Development Authority	Guyton	Effingham		
							Downtown Savannah Authority	Hagan	Evans		
							Downtown Statesboro Development Authority	Hahira	Lowndes		
							Downtown Waycross Development Authority	Hambton	Harris		
							Dublin-Laurens County Development Authority	Hampton	Henry		
							Elbert County Richard B. Russell Development Authority	Hannatts Mill	Upson		
							Elberton Downtown Development Authority d/b/a Main Street	Hapeville	Williston		
							Emmanuel County Development Authority	Haralson	Coveta		
							Emmanuel-Johnson County Development Authority	Harwick	Baldwin		
							Elwan Area Consolidated Housing Authority	Hartem	Columbia		
							Fairburn Housing Authority	Harrison	Washington		
							Fall Line Regional Development Authority	Hartwell	Hart		
							Fayette County Development Authority	Hawkinsville	Pulaski		
							Flagler/Ben Hill County Development Authority	Hustedhurst	Jeff Davis		
							Fleet Area Consolidated Housing Authority	Helen	White		
							Fort Oglethorpe Downtown Development Authority	Helena	Telfair		
							Fort Valley Downtown Development Authority	Henderson	Chatham		
							Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
							Gainesville and Hall County Development Authority	Heron Bay	Henry		
							Gainesville Redevelopment Authority	Hawessee	Towns		
							Georgia Renaissance Joint Development Authority	Higdon	Montgomery		
							Gibson Housing Authority	Hilltop	Pike		
							Glenville Development Authority	Hilona	Scriven		
							Glenville Downtown Development Authority	Hinocalls	Liberty		
							Gordon County - Floyd County Development Authority	Hiram	Pulaski		
							Gordon Downtown Development Authority	Hoboken			

Housing Authority of Fulton County Jackson Butts  
Housing Authority of Gwinnett County Jacksonville Telfair  
Housing Authority of Lee County John Early  
Housing Authority of Savannah Jasper Pickens  
Housing Authority of Screven County Jefferson Jackson  
Housing Authority of the City of Acworth Jeffersonville Twiggs  
Housing Authority of the City of Adis, Georgia Jenkinsburg Butts  
Housing Authority of the City of Alamo Jersey Walton  
Housing Authority of the City of Albany Jesup Wayne  
Housing Authority of the City of Ashburn Johns Creek Fulton  
Housing Authority of the City of Athens, Georgia Jonesboro Clayton  
Housing Authority of the City of Augusta, Georgia Junction City Tabbot  
Housing Authority of the City of Barbridge Kentucky Cobb  
Housing Authority of the City of Basky Keyville Burke  
Housing Authority of the City of Blackshear Kings Bay Base Camden  
Housing Authority of the City of Blakely, Georgia Kingland Camden  
Housing Authority of the City of Buford, Georgia Kingman Barrow  
Housing Authority of the City of Cairo, Georgia Kite Johnson  
Housing Authority of the City of Calhoun Knowles Crawford  
Housing Authority of the City of Camilla LaFayette Walker  
Housing Authority of the City of Canton LaGrange Troop  
Housing Authority of the City of Cave Spring Lake City Clayton  
Housing Authority of the City of Cedartown, Ga Lake Park Lowndes  
Housing Authority of the City of Cherokee, Ga Lakeside Lanier  
Housing Authority of the City of Clarkston Lakeview Calhoun  
Housing Authority of the City of Clayton, Georgia Lakeview Estate Rockdale  
Housing Authority of the City of Cleveland, Ga Lawton Franklin  
Housing Authority of the City of College Park Lawrenceville Gwinnett  
Housing Authority of the City of Colquitt Leary Calhoun  
Housing Authority of the City of Conyers Leesburg Lee  
Housing Authority of the City of Cornelia, Ga Lincolnton Cook  
Housing Authority of the City of Cowdoin Leslie Sumter  
Housing Authority of the City of Crawfordville Louington Oglethorpe  
Housing Authority of the City of Cumming Liburn Gwinnett  
Housing Authority of the City of Cutbert, GA Lilly Doody  
Housing Authority of the City of Dalton Lincoln Park Upson  
Housing Authority of the City of Dawson Lincolnton Lincoln  
Housing Authority of the City of Decatur, Georgia Lithwood Walker  
Housing Authority of the City of Doraville Lithia Springs Douglas  
Housing Authority of the City of Dublin, Georgia Lithonia DeKalb  
Housing Authority of the City of East Point, Georgia Locust Grove Henry  
Housing Authority of the City of Eastman Loganville Walton  
Housing Authority of the City of Eatonton Lone Oak Meriwether  
Housing Authority of the City of Edison, GA Lookout Mountain Walker  
Housing Authority of the City of Elaville Louisville Jefferson  
Housing Authority of the City of Elberton Lowley Clayton  
Housing Authority of the City of Fitzgerald Ludowick Long  
Housing Authority of the City of Forsyth Lula Hall  
Housing Authority of the City of Fort Gaines Lumber City Telfair  
Housing Authority of the City of Fort Oglethorpe, Georgia Lumpkin Stewart  
Housing Authority of the City of Fort Valley Luthersville Meriwether  
Housing Authority of the City of Gainesville Lyerty Chatham  
Housing Authority of the City of Gainesville Lyons Toombs  
Housing Authority of the City of Glenwood Mableton Cobb  
Housing Authority of the City of Granville Macon Bibb  
Housing Authority of the City of Greensboro, Georgia Madison Morgan  
Housing Authority of the City of Griffin Manassas Tatnell  
Housing Authority of the City of Habersham, Georgia Manchester Meriwether  
Housing Authority of the City of Hampton, Georgia Mansfield Newton  
Housing Authority of the City of Hartwell, Georgia Maricopa Cobb  
Housing Authority of the City of Hartwell Marshallville Macon  
Housing Authority of the City of Hinesville, Ga Martin Stephens  
Housing Authority of the City of Hogansville Martinez Columbia  
Housing Authority of the City of Jasper Mathews Jefferson  
Housing Authority of the City of Jefferson Maxeys Oglethorpe  
Housing Authority of the City of Jesup Mayesville Banks  
Housing Authority of the City of Lakeview, Georgia McCallville Fannin  
Housing Authority of the City of Loxley McDonough Henry  
Housing Authority of the City of Lawrenceville, GA McIntyre Wilkinson  
Housing Authority of the City of Lithonia, Georgia McRae Telfair  
Housing Authority of the City of Loganville, GA Milledgeville Piles  
Housing Authority of the City of Louisville Meigs Thomas  
Housing Authority of the City of Macon, Georgia Mendes Tatnell  
Housing Authority of the City of Madison, GA Meritt Chatham  
Housing Authority of the City of Marietta Metter Candler  
Housing Authority of the City of McDonough Middleburg Burke  
Housing Authority of the City of Meritt Midway Liberty  
Housing Authority of the City of Milledgeville and Sparta Milton Telfair  
Housing Authority of the City of Milton Milledgeville Baldwin  
Housing Authority of the City of Monticello Milton Jenkins  
Housing Authority of the City of Monroe, GA Milton Lamar  
Housing Authority of the City of Monticello Milton Fulton  
Housing Authority of the City of Moultrie, Georgia Mineral Bluff Fannin  
Housing Authority of the City of Mt. Vernon Mitchell Glynn  
Housing Authority of the City of Nahata Milledgeville Piles  
Housing Authority of the City of Nashville, Georgia Monroe Walton  
Housing Authority of the City of Oakwood, Georgia Montezuma Macon  
Housing Authority of the City of Ocala, Ga Montgomery Chatham  
Housing Authority of the City of Oconee, Georgia Monticello Jasper  
Housing Authority of the City of Perry, Georgia Montrose Laurens  
Housing Authority of the City of Quitman Moody AFB Lowndes  
Housing Authority of the City of Ringgold Meriwether Coweta  
Housing Authority of the City of Roberts, GA Morgan Calhoun  
Housing Authority of the City of Roswell Morganston Fannin  
Housing Authority of the City of Royston Morrow Clayton  
Housing Authority of the City of Sandersville Morrow Brooks  
Housing Authority of the City of Senoia Moultrie Colquitt  
Housing Authority of the City of Sherman Mount Airy Habersham  
Housing Authority of the City of Social Circle, GA Mount Vernon Montgomery  
Housing Authority of the City of Spalding Mount Zion Carroll  
Housing Authority of the City of Statesboro Mountain City Rabun  
Housing Authority of the City of Summerville Mountain Park Fulton  
Housing Authority of the City of Swainsboro Mountain Park Fulton  
Housing Authority of the City of Sylkes Nahata Brantley  
Housing Authority of the City of Talpoosa, Georgia Nashville Bertie  
Housing Authority of the City of Thomas, Georgia Nagler Lowndes  
Housing Authority of the City of Thomasville, Georgia Nelson Pickens  
Housing Authority of the City of Thomson, Georgia Newborn Newton  
Housing Authority of the City of Tifton, Georgia Newington Screven  
Housing Authority of the City of Toccoa, Ga Newnan Coweta  
Housing Authority of the City of Vidalia Newton Baker  
Housing Authority of the City of Vienna Nichols Coffee  
Housing Authority of the City of Warner Robins, Georgia Nicholson Jackson  
Housing Authority of the City of Warrenton Norcross Gwinnett  
Housing Authority of the City of Waycross Norman Park Colquitt  
Housing Authority of the City of Waynesboro North Atlanta DeKalb  
Housing Authority of the City of West Point North Decatur DeKalb  
Housing Authority of the City of Winder North Druid Hill DeKalb  
Housing Authority of the City of Woodbury, Georgia North High Sho Oconee  
Housing Authority of the City of Wrightsville Norwood Warren  
Housing Authority of the County of Alkinson, Georgia Nunez Emanuel  
Housing Authority of the County of DeKalb, Georgia Oak Park Emanuel  
Housing Authority of the County of Harris Oakwood Hall  
Housing Authority of the County of Houston, Georgia Othello Thomas  
Housing Authority of the Town of Homer, Ga Ocala Irwin  
Houston County Development Authority Oconee Washington  
Isabel Downtown Development Authority Odum Wayne  
Jackson Housing Authority Offman Pierce  
Jenkins County Development Authority Oglethorpe Macon  
Joint Development Authority of Baker, Dougherty, Terrell, a Olwell Screven  
Joint Development Authority of Barrow County and Pickens Omaha Stewart  
Joint Development Authority of Brooks, Colquitt, Grady, Ma Omega Tit  
Joint Development Authority of Burke County and City of W. Orchard Hill Spalding  
Joint Development Authority of Carroll, Haralson, Polk, Hea Oxford Newton  
Joint Development Authority of Fannin County, Towns and Paulding Fulton  
Joint Development Authority of Franklin, Hart and Stephens Parthenerville DeKalb  
Joint Development Authority of Hazards, Lumber City and Parrott Terrell  
Joint Development Authority of Jasper, Morgan, Newton, and Patterson Penick  
Joint Development Authority of Jeff Davis County, Habersham Pavo Thomas  
Joint Development Authority of Metropolitan Atlanta Payne Bibb  
Joint Development Authority of Northeast Georgia Peachtree City Fayette  
Joint Development Authority of Wilkes-Barrow County Peachtree Corn Gwinnett  
Kentucky Development Authority Pearson Atkinson  
Kentucky Downtown Development Authority Peltam Mitchell  
Kingland Development Authority Pennington Ryan  
Kingland Downtown Development Authority Pendergrass Jackson  
Kingston Downtown Development Authority Perkins Jenkins  
LaFayette Housing Authority Perry Houston  
LaGrange Development Authority Phillipsburg Tit  
Lake Oconee Area Development Authority Pine Lake DeKalb  
Laurens-Treuten Joint Development Authority Pine Mountain Harris  
Lawson Downtown Development Authority Pinehurst Doody  
Lincoln County Development Authority Phoenix Wilcox  
Long County Housing Authority Pits Wilcox  
Lyons Downtown Development Authority Plains Sumter  
Macon-Bibb County Urban Development Authority Plainsville Chatham  
Marion County Development Authority Pooler Chatham  
Middle Coastal United Development Authority Port Wentworth Chatham  
Middle Georgia Regional Development Authority Port Bulloch  
Milledgeville Main Street The Downtown Development Authority Porterdale Newton  
Miller County Development Authority Powder Spring Cobb  
Monticuma Downtown Development Authority Prostan Wilkes  
Montgomery County Development Authority Pulaski Candler  
Moultrie-Colquitt County Development Authority Putney Dougherty  
Nashville Downtown Development Authority Putnam Brooks  
Northeast Georgia Housing Authority Ranger Gordon  
Northwest Georgia Housing Authority Rauld Habersham  
Northwest Georgia Joint Development Authority Ray City Bertie  
Ocmulgee Regional Joint Development Authority Ryle Wilkes  
Oglethorpe Development Authority Rebecca Turner  
Okefenokee Area Development Authority Redan DeKalb  
Palmetto Housing Authority Reed Creek Hart  
Palmetto Housing Authority Register Bulloch

Poole Development Authority	Redsville	Tatnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Renton	Lawrence
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Pulham Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Rhodes	Taylor
Redevelopment Authority of Clayton County	Rhine	Dodge
Rochelle Housing Authority	Riceboro	Liberty
Rockmart Development Authority	Richland	Stewart
Rome-Floyd County Development Authority	Richmond Hill	Ryan
Sandersville Downtown Development Authority	Ridgely	Washington
Sards Development Authority	Rincon	Effingham
Schieff-Sumter-Hazlet Counties Joint Development Authority	Ringsdorf	Camden
Screen County Development Authority	Riversdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robert AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Pike
Southeast Georgia Joint Development Authority	Rocky Ford	Scriven
Sparta Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Rossville	Carroll
Stephens County Development Authority	Rosselle	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Talpoosa Development Authority	Royston	Franklin
Tatnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrel County Development Authority	Salon	Camden
The Cammer Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Clara	Toombs
The Development Authority of Snellville, Georgia	Sards	Burke
The Development Authority of the City of Camilla	Sasser	Tennell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Talapoosa	Savane Nacoochee	White
The Downtown Development Authority of Bathbridge, Georgia	Savannah	Chatham
The Downtown Development Authority of the City of Griffin	Scotland	Telfair
The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	Scriven	Wayne
The Housing Authority of the City of Brunswick, Georgia	← Select from	Select City First
The Housing Authority of the City of Dallas, Georgia	Senola	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomasian Downtown Development Authority	Sharon	Floyd
Thomasville Downtown Development Authority	Sharon	Talferro
Tift County Development Authority	Sharpburg	Coweta
Tift-Lumpkin-Worth-Cook Joint Development Authority	Shelton	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Silvan	Greene
Troup County Development Authority	Sidway Island	Chatham
Tuner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Sperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Georgia	Spartan	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echol
Walker County Development Authority	Stalesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	Emanuel
West Georgia Joint Development Authority	Stodolbrige	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnett
Winder Downtown Development Authority	Summertown	Emanuel
Woodbine Downtown Development Authority	Sumnerville	Chatham
	Summer	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Scriven
	Sylvester	Worth
	Talbot Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Talpoosa	Harison
	Tallahul Falls	Habersham
	Talmo	Jackson
	Tarytown	Montgomery
	Tate	Towns
	Taylorville	Barrow
	Temple	Carroll
	Tennelle	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkeson
	Trenton	Dade
	Tron	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitefield
	Turn	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyngone	Fayette
	Unadilla	Dooly
	Union City	Fulton
	Union Point	Greene
	Unswanville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitefield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vinema	Dooly
	Villa Rica	Carroll
	Vinings	Cobb
	Waco	Harison
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Waltonville	Liberty
	Warm Springs	Meriwether
	Warner Robins	Houston
	Warrenton	Warren
	Wareck	Worth
	Washington	Wilkes
	Watkinsville	Oconee
	Waverly Hall	Harris
	Waycross	Ware
	Waynesboro	Burke
	West Point	Troup
	Weston	Webster
	Whigham	Grady
	White	Barrow
	White Plains	Greene
	Whitemarsh Isl	Chatham
	Whitesburg	Carroll
	Willacoochee	Adelton
	Willkenson	Pike
	Wilmington Isla	Chatham
	Winder	Barrow
	Winterville	Clarke
	Woodbine	Camden
	Woodbury	Meriwether
	Woodland	Talbot
	Woodstock	Cherokee
	Woodville	Greene
	Woosley	Fayette
	Wrens	Jefferson
	Wrightsville	Johnson
	Yatesville	Upson
	Yonah	White
	Young Harris	Towns
	Zebulon	Pike