Project Narrative

Hilltop Terrace I Kingsland, Camden County

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

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

Hilltop Terrace I is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1979, the property has fifty five (55) total residential units for low-income family households and is located in Kingsland, Georgia. The city of Kingsland is 30 miles northwest of Jacksonville, FL, 155 miles northeast of Tallahassee, FL and 250 miles southeast of Atlanta, GA. The property is conveniently located at 4059 Martin Luther King Boulevard, Kingsland, GA 31548 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Hilltop Terrace I is currently 96.36% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 34 units. The property includes fifty five (55) apartment units housed in 12 residential buildings, as well as one common area building housing the laundry, management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 38 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 \$2,251,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$1,395,000 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 \$1,295,068 in Federal and \$771,808 in State in 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 Hilltop Terrace I is in the State and tenants' best interest.

	F	PART ONE - PROJECT IN	FORMATION	l - 2017-0 Hil	Itop Terrace I	, Kingslan	d, Camden (County			
	Please note:				e and do not co					Use ONLY -	Project Nbr:
				cked for your u	use and do con t	t ain referenc	es/formulas th	at can be ove	rwritten.	20	17-0
	May Revision 3	Yellow cells - D	CA Use ONLY								
I.	DCA RESOURCES	LIHTC (auto-filled from la	ter entries)	\$	130,828		DCA HOME	E (from Cons	ent Form)	\$	-
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% cred	it	>	Pre-Applicat	ion Numbe	e r (if applicable)	- use format	2017PA-###	2017	PA-525
				-	Have any cha	inges occui	red in the pr	oject since pi	re-application	? 1	No
	Was this project previously submitted to the	ne Ga Department of Comr	munity Affairs	No	If Yes, please	provide the	e information	requested b	elow for the p	reviously sub	mitted project:
	Project Name previously used:								usly assigned		
	Has the Project Team changed?	If No, what v	vas the DCA	Qualification	Determination	for the Tea	ım in that rev	ie<< Select	Designation	>>	
III.	APPLICANT CONTACT FOR APPLICAT	ION REVIEW									
	Name	Caitlin Waldie						Title	Director of I	Development	
	Address	4025 Lake Boone Trail, S	uite 209					Direct Line		(919) 882-2	384
	City	Raleigh					_	Fax		(919) 573-7	
	State	NC		Zip+4	27607-	3080		Cellular		(919) 902-0	938
	Office Phone	(919) 573-7502		Ext.	2384	E-mail	caitlin.wald	e@greyco.c	om		
	(Enter phone numbers without using hyphens,	parentheses, etc - ex: 123456	57890)								
IV.	PROJECT LOCATION										
	Project Name	Hilltop Terrace I					Phased Pro	ject?		No	
	Site Street Address (if known)	4059 Martin Luther King I	Boulevard				DCA Project Nbr of previous phase:				_
	Nearest Physical Street Address *	4059 Martin Luther King I	Boulevard					Site?	No	Nbr of Sites	1
	Site Geo Coordinates (##.#####)	Latitude: 30.823197			-81.688680		Acreage			7.0100	
	City	Kingsland		9-digit Zip**	31548-	5922		Census Tra		103.020	
	Site is predominantly located:	In Unincorporated County		County	Camden			QCT?	No	DDA?	No
	In USDA Rural Area?	Yes In DCA Ru	ral County?	Yes	Overall:	Rural		HUD SA:	Non-MSA	Camden Co	
	* If street number unknown	Congressional		Senate	State F			erified by app	plicant using f	_	
	Legislative Districts **	1		3	18	0	Zip Codes			sps.com/zip4/	welcome.jsp
	If on boundary, other district:						Legislative Dis	stricts:	http://votesma	rt.org/	
	Political Jurisdiction	Camden County					Website	www.co.ca	mden.ga.us		
	Name of Chief Elected Official	Steve L. Howard		Title	County Admir	nistrator					
	Address	P.O. Box 99	•	•			City	Woodbine			
	Zip+4	31569-0099	Phone	(912) 510-0464		Email	showard@	co.camden.ga	a.us	
٧.	PROJECT DESCRIPTION										
	A. Type of Construction:			•						_	
	New Construction		0			Adaptive Re		Non-historic	0	Historic	0
	Substantial Rehabilitation		0		I	Historic Rel	nab				0

PART ONE - PROJECT	INFORMATION - 2017-0 Hilltop Terra	ace I, Kingsland, Camden County
Acquisition/Rehabilitation	55	> For Acquisition/Rehabilitation, date of original construction: 1979
B. Mixed Use	No	
C. Unit Breakdown	PBRA	D. Unit Area
Number of Low Income Units	53 34	Total Low Income Residential Unit Square Footage 45,007
Number of 50% Units	0 0	Total Unrestricted (Market) Residential Unit Square Footage 0
Number of 60% Units	53 34	Total Residential Unit Square Footage 45,007
Number of Unrestricted (Market) Units Total Residential Units	0	Total Common Space Unit Square Footage 1,883 Total Square Footage from Units 46,890
Common Space Units	53	Total Square Footage from Units 46,890
Total Units	55	
E. Buildings Number of Residential Buildings	12	Total Common Area Square Footage from Nonresidential areas 805
Number of Non-Residential Buildings	1	Total Square Footage 47,695
Total Number of Buildings	13	
F. Total Residential Parking Spaces	86	(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family
VI. TENANCY CHARACTERISTICS		projects, 1 per unit for senior projects)
A. Family or Senior (if Senior, specify Elderly or HFOP)	Family	If Other, specify:
		If combining Other with Family Elderly Family or Sr, show # Units: HFOP Other
B. Mobility Impaired Nbr of Units Equipped	d: 3	% of Total Units 5.5% Required: 5%
Roll-In Showers Nbr of Units Equipped	d: 2	% of Units for the Mobility-Impaired 66.7% Required: 40%
C. Sight / Hearing Impaired Nbr of Units Equipped	l: 2	% of Total Units 3.6% Required: 2%
VII. RENT AND INCOME ELECTIONS		
A. Tax Credit Election	40% of Units at 60% of AMI	
B. DCA HOME Projects Minimum Set-Aside Requirement (R	ent & Income)	20% of HOME-Assisted Units at 50% of AMI
VIII. SET ASIDES		
A. LIHTC: Nonprofit	No	
B. HOME: CHDO	No	(must be pre-qualified by DCA as CHDO)
IX. COMPETITIVE POOL	N/A - 4% Bond	
X. TAX EXEMPT BOND FINANCED PROJECT		
Issuer: Housing Authority of the City of Ma	con, Georgia	Inducement Date: March 9, 2017
Office Street Address 2015 Felton Avenue		Applicable QAP: 2017
City Macon	State GA Zip+4	
Contact Name Quanita Rhodes	Title Finance Director	E-mail E-mail

	P.	ART ONE - PROJECT INFORMATION	- 2017-0 Hil	Itop Terrace I, Kingsl	and, Camden C	ounty		
	10-Digit Office Phone (478) 752-50	Direct line	(478) 7!	52-5096 Websit	e.	_		
XI.	AWARD LIMITATIONS FOR CURRENT D		(1 1)					
	The following sections apply to all direct an		nsultants (En	tity and Principal):				
	A. Number of Applications Submitted:							
	B. Amount of Federal Tax Credits in All	I Applications:						
	C. Names of Projects in which an Owne	• •	oach of its r	vrincinals has a direct	or indirect Ou	norchin interest		
	<u> </u>	Name of Project		Project Participant	Of Indirection	Name of Project		Interest
	1			7				
	2			8				
	3			9				
	4			10				
	6			11 12				
							6	_
	 Names of Projects in which the Own meeting DCA Experience Requirement 		each of its	principals is partnerii	ng with an inex	perienced unrelated er	itity for purpos	es of
	• •	Name of Project		Project Participant		Name of Project		
	1	Traine or respect		7				
	2			8				
	3			9				
	4			10				
	6			11 12				
	U			12				
XII.	PRESERVATION	Yes						
	A. Subsequent Allocation	No						
	Year of Original Allocation			Ī				
	Original GHFA/DCA Project Number First Year of Credit Period			Firet Duil	ding ID Nbr in D	roicet	$C\Lambda$	
	Expiring Tax Credit (15 Year)				ding ID Nbr in P ding ID Nbr in Pi	=	GA- GA-	
	Date all buildings will complete 15 yr C	ompliance pd		Last Daily	alling to two titte	oject	OA-	
	B. Expiring Section 8	No						
	C. Expiring HUD	<u> </u>	•					
	HUD funded affordable <u>non</u> public hous	sing project No		HUD fund	ded affordable p	ublic housing project	No	
VIII	ADDITIONAL DOCIECT INFORMATION							

XIII. ADDITIONAL PROJECT INFORMATION

	PART ONE - PROJECT INI	FORMATION - 2017-0	Hilltop Terrace	I, Kingslan	d, Camden C	ounty		
	of a local public housing replacement progressing Units reserved and rented to public ho	•		No	% of Total R	esidential Units	ſ	0%
Nbr of Units Reserved an			lds on Waiting List:		% of Total R	esidential Units	0%	0%
Local PHA				<u>.</u>	Contact			
Street Address					Direct line			
City		Zip+4			Cellular			
Area Code / Phone		Email						
B. Existing properties: cur	rrently an Extension of Cancellation (Option? No	If yes, exp	iration year:		Nbr yrs to forgo cancella	ation option:	
New properties: to exer	rcise an Extension of Cancellation Op	otion?	If yes, exp	iration year:		Nbr yrs to forgo cancella	ation option:	
C. Is there a Tenant Owner	rship Plan?	No						
D. Is the Project Currently	Occupied?	Yes	If Yes	>;	Total Existin	g Units		55
					Number Occ	cupied	-	53
					% Existing C	Occupied		96.36%
	provals - have the following waivers a		een approved	by DCA?			F	
Amenities?		Yes				Determination?		Yes
Architectural Standards?		Yes			•	d Performance Bond (HOI	VIE only)'?	
HOME Consent?	s Site Analysis Packet or Feasibility stud	ly?			Other (speci	ry): Boost (extraordinary circui	metaneos)	
Operating Expense?			If Ves new	w I imit is		>:	iistances)	
	extraordinary circumstances)?					>;		
F. Projected Place-In-Serv	vice Date	<u>-</u>						
Acquisition		March 31, 2018						
Rehab		December 31, 2019						
New Construction								
	S AND CLARIFICATIONS			XV.	DCA COMM	ENTS - DCA USE ONLY		
	d Project) - Official name of issuer: The House							
	om. This listing was not available in the dropouse it is pre-set for a telephone number. Tota							
	nd amounts will be determined in conjunction							
o weeks of closing.	,							
ction XIII (Additional Project Informa	ation) - Additional financial waivers were req	uested and granted.						

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Hilltop Terrace I, Kingsland, Camden County

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I.	OWNERSHIP INFORMATION					
	A OWNERSHIP ENTITY	Hallmark Hilltop Terrace I, LLC			Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City		Fed Tax ID:	82-1289093	Direct line	(770) 984-2100
	State		9-5704	Org Type: For Profit	Cellular	
	10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@hallmarkco.com		
	(Enter phone nbrs w/out using hyphens	s, parentheses, etc - ex: 1234567890)		* Must be v	erified by applicant usi	ng following website:
	B PROPOSED PARTNERSHIP INFORMA 1. GENERAL PARTNER(S)	ATION		http://zip4.usp	os.com/zip4/welcome.jsp	
	a. Managing Gen'l Partner	Hallmark-Georgia GP, LLC			Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City	Atlanta	Website	www.hallmarkco.com	Direct line	(770) 984-2100
	State	GA	Zip+4	30339-5704	Cellular	
	10-Digit Office Phone / Ext.	(770) 984-2100	E-mail	ppetersen@hallmarkco.com		
	b. Other General Partner				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			
	c. Other General Partner				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			
	2. LIMITED PARTNERS (PROPOSED (OR ACTUAL)				
	a. Federal Limited Partner	Boston Financial Investment Manag	gement, LP		Name of Principal	Thomas G. Paramore, Jr.
	Office Street Address	312 South Fourth Street, Suite 700			Title of Principal	Senior Vice President
	City	Lousiville	Website	www.bfim.com	Direct line	(502) 403-7171
	State	KY	Zip+4	40202-3046	Cellular	
	10 Digit Office Dhone / Ext	(EOO) 212 2022	L mail	thomac naramoro@hfim.com		

City	Lousiville	website	www.biiiii.Com	Direct line
State	KY	Zip+4	40202-3046	Cellular
10-Digit Office Phone / Ext.	(502) 212-3822	E-mail	thomas.paramore@bfim.	com
b. State Limited Partner	Boston Financial Investment Ma	nagement, LP		Name of Principal
Office Street Address	312 South Fourth Street, Suite 7	'00		Title of Principal
City	Lousiville	Website	www.bfim.com	Direct line
State	KY	Zip+4	40202-3046	Cellular
10-Digit Office Phone / Ext.	(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	

Thomas G. Paramore, Jr. Senior Vice President (502) 403-7171

				- 2017-0 Hilltop Terrace I, Kingsland,		
		s workbook. Do NOT Copy from an		b <mark>ook to "Paste" here . Use "Paste Sp</mark>	ecial" and select "Valu	es" instead.
	10-Digit Office Phone / Ext.		E-mail			
II.	DEVELOPER(S)					
	A DEVELOPER	Hallmark Development Services, LL	_C		Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City	Atlanta	Website	www.hallmarkco.com 30339-5704	Direct line	(770) 984-2100
	State 10-Digit Office Phone / Ext.	GA (770) 984-2100 107	Zip+4 E-mail	ppetersen@hallmarkco.com	Cellular	
	.,	(770) 704-2100	L-IIIaii	ppeterserie Hallmarkeo.com		
	B CO-DEVELOPER 1				Name of Principal	
	Office Street Address City		Website		Title of Principal Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail		Condian	
	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
	Office Street Address	4025 Lake Boone Trail, Suite 209			Title of Principal	President
	City	Raleigh NC	Website	www.greyco.com 27607-3080	Direct line	(919) 573-7515 (919) 357-5576
	State 10-Digit Office Phone / Ext.	(919) 573-7502 7515	Zip+4 E-mail	tanya.eastwood@greyco.com	Cellular	(919) 337-3370
		(717) 373-7302	L-IIIali	tanya.castwood@greyco.com		
	OTHER PROJECT TEAM MEMBERS					
	A OWNERSHIP CONSULTANT				Name of Principal	
	Office Street Address		\A/ - I 'I -		Title of Principal	
	City State		Website Zip+4		Direct line Cellular	
	10-Digit Office Phone / Ext.		E-mail		Celiulai	
	B GENERAL CONTRACTOR	Croot Couthorn II C	2		Name of Drivation	Miles MaClampe
	Office Street Address	Great Southern, LLC 2009 Springhill Drive			Name of Principal Title of Principal	Mike McGlamry Manager
	City	Valdosta	Website	www.greatsouthernllc.com	Direct line	Managor
	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
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City	Atlanta	Website	www.hallmarkco.com	Direct line	(770) 984-2100
	State 10-Digit Office Phone / Ext.	GA (770) 984-2100 107	Zip+4 F-mail	30339-5704 ppetersen@hallmarkco.com	Cellular	

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

	PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Hilltop Terrace I, Kingsland, Camden 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		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

1. Has any person, principal, or agent for this e	ntity ever	2. Is entity	3. Org Type	Project	5. Does thi	s entity or a member of this entity have a conflict of interest with any
t been convicted of a felony (Yes or No)?		a MBE/	(FP,NP,	Ownership	member,	officer, or employee of an entity that partners or contracts with the
			*	Percentage		If yes, explain briefly in boxes below and use Comment box at
			J ,			the bottom of this tab or attach explanation.
						the bottom of this tab of attach explanation
	Voc/No				Vas/Na	Brief Explanation
Comment box or attach explanation.		Nie	Can Duafit	0.01000/		An Identity of Interest relationship exists between the Managing General Partner,
	INO	NO	FOR PROUIL	0.0100%	yes	Developer, and Management Agent. Please refer to the comment box for further
						explanation.
						o-paration.
	No	No	For Profit	99.9900%	No	
	No	No	For Profit	0.0000%	No	
	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.
	No	No	For Profit	0.0000%	No	
	110	140	1 01 7 10111	0.000070	140	
		If yes, explain briefly in boxes below and either use Comment box or attach explanation. Yes/No No No No	been convicted of a felony (Yes or No)? If yes, explain briefly in boxes below and either use Comment box or attach explanation. No No No No No No No No	been convicted of a felony (Yes or No)? a MBE/ WBE? (FP,NP, CHDO) If yes, explain briefly in boxes below and either use Comment box or attach explanation. No No For Profit No No For Profit No No For Profit No No For Profit	been convicted of a felony (Yes or No)? a MBE/ WBE? (FP,NP, CHDO) Percentage If yes, explain briefly in boxes below and either use Comment box or attach explanation. No No For Profit 0.0100% No No For Profit 0.0000% No No For Profit 0.0000% No No For Profit 0.0000%	been convicted of a felony (Yes or No)? a MBE/ WBE? (FP,NP, CHDO) Percentage Applicant? Yes/No No No For Profit 0.0100% No No For Profit 0.0000% Yes

	PART TWO - DEVELOPMENT	TEAM INF	ORMATION -	2017-0 Hillto	op Terraçe I	, Kingsland, Camden Coun	ty			
	om this workbook. Do NOT (
Contractor	No	No	For Profit	0.0000%	No					
Manageme nt Company	No	No	For Profit	0.0000%	Yes	,	exists between the Managing General Partner, nt. Please refer to the comment box for further			
VI. APPLICANT COMMENTS AND	CLARIFICATIONS		Total	100.0000%		VI. DCA COMMI	ENTS - DCA USE ONLY			
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 Hilltop Terrace I, LLC (the Transferee).										
Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% Petersen is the President. Martin H. Petersen is the Manager of Halln Hilltop Terrace I, LLC (the Transferee).	·		·							
Developer and Management Agent: The Hallmark Companies, Inc. is the 100% Hallmark Development Services, LLC (the	•									
See Tab 19 Qualification for the Organizat	onal Chart.									

PART THREE - SOURCES OF FUNDS - 2017-0 Hilltop Terrace I, Kingsland, Camden 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: \$ 2,251,000	Replacement Housing Funds	Yes	USDA 538	
	Taxable Bonds	McKinney-Vento Homeless	Yes	USDA PBRA	
	CDBG	FHLB / AHP *		Section 8 PBRA	
	HUD 811 Rental Assistance Demonstration (RAD)	NAHASDA		Other PBRA - Source: Specify Other PBRA Source here	
	DCA HOME * Amt \$	Neigborhood Stabilization Program *		National Housing Trust Fund	
	Other HOME * Amt \$	HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here	
	Other HOME - Source Specify Other HOME Source here			Specify Administrator of Other Funding Type here	

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

II. CONSTRUCTION FINANCING

Financing Type		Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A		Greystone Servicing Corporation, Inc. (RD 538)	1,395,000	4.500%	480
Mortgage B		USDA, Rural Housing Service (Assumed RD 515)	1,141,327	1.000%	600
Mortgage C					
Federal Grant					
State, Local, or Private	Grant				
Deferred Developer Fee	es	Hallmark Development Services, LLC	93,215		
Federal Housing Credit	Equity	Boston Financial Investment Management, LP	415,498		
State Housing Credit Ed	quity	Boston Financial Investment Management, LP	244,023		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	856,000		
Other Type (specify)			-		
Other Type (specify)					
Total Construction Fir	nancing:		4,145,063		
Total Construction Perio	od Costs from Development Budget:		4,145,062		
Surplus / (Shortage) of	Construction funds to Construction costs:		1		

III. PERMANENT FINANCING

			Effective	Term	Amort.	Annual Debt Service in	
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	1,395,000	4.500%	40	40	75,257	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Hilltop Terrace I, Kingsland, Camden County

Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,141,327	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 16.24%	Hallmark Development Services, LLC	93,215	2.500%	12	12	15,910	Cash Flow
Total Cash Flow for Years 1 - 15:	279,289						
DDF Percent of Cash Flow (Yrs 1-15)	45.039% 45.039%						
Cash flow covers DDF P&I?	Yes						
Federal Grant							
State, Local, or Private Grant					Check	<u>+ / -</u>	TC Equity
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,295,067			5,195	-128.18	% of TDC
State Housing Credit Equity	Boston Financial Investment Management, LP	771,808		771	,884	-76.13	28%
Historic Credit Equity							16%
Invstmt Earnings: T-E Bonds	U.S. Bank	11,255					44%
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							
Total Permanent Financing:		4,707,672					
Total Development Costs from Development	opment Budget:	4,707,671					
Surplus/(Shortage) of Permanent fund	ds to development costs:	1					
undation or charity funding to cover costs	s exceeding DCA cost limit (see Appendix I, Section II).						
APPLICANT COMMENTS AND CLA	RIFICATIONS		IV.	DCA COMM	IENTS - DCA	USE ONLY	
ion I USDA PBRA: The project has 34 units							
	2) 7						
ion II Annual Debt Service in Year One (Mori igh the MPR Program.	tgage B): The project has been granted debt deferral (20 year	r term) by USDA, RD					
girine wirk Plogram.							
on III Permanent Financing: Supporting Doc	umentation 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 Hilltop Terrace I, Kingsland, Camden County

. DEVELOPMENT BUDGET			TOTAL COST	New Construction	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable
DDE DEVEL ODMENT COCTO			TOTAL COST	Basis			Basis
PRE-DEVELOPMENT COSTS			F 400		PRE-DEVELO	PMENT COSTS	
Property Appraisal			5,490			4,948	
Market Study			3,700			3,700 8,267	
Environmental Report(s)			8,267			8,207	
Soil Borings							
Boundary and Topographical Surve	<i>2</i> y						
Zoning/Site Plan Fees			4,800			4,800	
Other: Capital Needs Assessment Other: << Enter description here; pro	vide detail 9 justification in tab De	et IV b	4,800			4,800	
Other: << Enter description here; pro	vide detail & justilication in tab Pa		22,257			21,715	
ACQUISITION		Subtotal	22,237	-	-	USITION	-
			110,000		ACQU	ISHION	
Land Site Demolition			110,000				
Acquisition Legal Fees (if existing s	tructuros)		21,932		19,001		
Existing Structures	aructures)		1,201,827		1,004,198		
Existing Structures		Subtotal	1,333,759		1,023,199		_
LAND IMPROVEMENTS		Subtotal	1,333,737			ROVEMENTS	
Site Construction (On-site)	Per acre:	38,378	269,031		LAND IIVII I	269,031	
Site Construction (Off-site)	i ci acic.	30,370	207,031			207,001	
Site construction (on-site)		Subtotal	269,031		_	269,031	_
STRUCTURES		Subtotal	207,031		STRU	CTURES	
Residential Structures - New Const	ruction				51110	J G KES	
Residential Structures - Rehab	1 4000011		1,565,306			1,565,306	
Accessory Structures (ie. communi	ty bldg, maintenance bldg, etc) - New Constr	.,,,,,,,,,			1/000/000	
Accessory Structures (ie. communi			16,640			16,640	
7.000000.5 0.1.00.00.00 (101.00.1111.011	ij biugi mamamambe biugi ete	Subtotal		-	-	1,581,946	-
CONTRACTOR SERVICES	DCA Limit	14.000%			CONTRACT	OR SERVICES	
Builder Profit:	6.000% 111,059	6.000%	111,058			111,058	
Builder Overhead	2.000% 37,020	2.000%	37,019			37,019	
General Requirements*	6.000% 111,059	6.000%	111,058			111,058	
*See QAP: General Requirements policy	14.000% 259,137	Subtotal	259,135	-	-	259,135	-
OTHER CONSTRUCTION HARD (COSTS (Non-GC work scone items	Ų.		OTHER CONSTRUCT	ION HARD COSTS (Non-GC work scope i	tems done by Owner)
Other: << Enter description here; pro			-	THER GONOTINGO	10.1111110 00010 (-	Come done by owner,
\underline{T} otal \underline{C} onstruction \underline{H} ard \underline{C} osts	Average TOUC.	39,813.43	per <u>Res'l</u> unit	38,365.67	per unit	44.24	per total sq ft
<u>2,110,111.87</u>	Average TCHC:	·	per <u>Res'l</u> unit SF	45.00	per unit sq ft		
CONSTRUCTION CONTINCENCY					CONCEDUCTIO	N CONTINCENCY	

CONSTRUCTION CONTINGENCY CONSTRUCTION CONTINGENCY

	PART FOUR - USES	OF FUNDS	- 2017-0 Hilltop Ter	race I, Kingsland, C	amden C	ounty			
	Construction Contingency	7.00%	147,707					147,708	
I.	DEVELOPMENT BUDGET (cont'd)		TOTAL COST	New Construction Basis		uisition asis		Rehabilitation Basis	Amortizable or Non-Depreciable Basis
	CONSTRUCTION PERIOD FINANCING			Dusis	CONST	RUCTION F	PER	RIOD FINANCING	Dusis
	Bridge Loan Fee								
	Bridge Loan Interest Construction Loan Fee								
	Construction Loan Interest		82,802					50,947	
	Construction Legal Fees		32,7332					33/717	
	Construction Period Inspection Fees		1,800					1,800	
	Construction Period Real Estate Tax Construction Insurance								
	Title and Recording Fees								
	Payment and Performance bonds		26,881					26,881	
	Other: Other:								
	Offici:	Subtotal	111,483	-		-	=	79,628	-
	PROFESSIONAL SERVICES	00010101			PF	ROFESSION	VAL	SERVICES	
	Architectural Fee - Design		35,750					35,750	
	Architectural Fee - Supervision Green Building Consultant Fee Max: 20,000		19,250					19,250	
	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		8,680 4,295					7,823 4,295	
	Other: Energy Audit Testing	Subtotal		-		-		78,493	-
	LOCAL GOVERNMENT FEES Avg per unit: 0				LO	CAL GOVE	RN	MENT FEES	
	Building Permits								
	Impact Fees Water Tap Fees waived?								
	Sewer Tap Fees waived?								
		Subtotal	-	-		-			-
	PERMANENT FINANCING FEES Permanent Loan Fees		47,955		PER	MANENT F	·INA	ANCING FEES	
	Permanent Loan Legal Fees		6,500						
	Title and Recording Fees		2,250						
	Bond Issuance Premium Cost of Issuance / Underwriter's Discount		12 121						
	COST OF ISSUATICE / OTHER MITTER 2 DISCORUL		42,424						

PART FOUR - USES	OF FUNDS	 2017-0 Hilltop Te 	rrace I, Kingsland, C	Camden County		
Other:						
other.	Subtotal	99,129				-
DEVEL ODMENT DUDGET			New			Amortizable or
. DEVELOPMENT BUDGET (cont'd)	ı		Construction	Acquisition	Rehabilitation	Non-Depreciable
		TOTAL COST	Basis	Basis	Basis	Basis
DCA-RELATED COSTS			Dasis	DCA-RFLA	TED COSTS	Dasis
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)				201111221	000.0	
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	10,466	10,466				
LIHTC Compliance Monitoring Fee	44,000	44,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	Subtotal	72,966				-
EQUITY COSTS		200		EQUITY	COSTS	
Partnership Organization Fees		300				
Tax Credit Legal Opinion		47.004				
Syndicator Legal Fees		16,304				
Other:	Cubtotal	14.404				
DEVELOPER'S FEE	Subtotal	16,604		DEVELOR	ארחיכ דדד	-
Developer's Overhead	10.000%	57,392		15,392	PER'S FEE 42,000	
Consultant's Fee	70.000%	401,743		107,744	293,999	
Guarantor Fees	0.000%	401,743		107,744	273,777	
Developer's Profit	20.000%	114,784		30,784	84,000	
Bovolopol 31 Tolit	Subtotal	573,919	-	153,920	419,999	-
START-UP AND RESERVES					ID RESERVES	
Marketing						
Rent-Up Reserves	51,230					
Operating Deficit Reserve:	140,088					
Replacement Reserve		2,000				
Furniture, Fixtures and Equipment Proposed Avg Per Unit:	127	7,000			7,000	
Other: PRA Escrow		38,760			-	
	Subtotal	131,512	-	-	7,000	-
OTHER COSTS				OTHER		
Relocation		8,623			8,623	
Other: Project Administration		250			-	
	Subtotal	8,873	-	-	8,623	-

PART FOUR - USES OF FUNDS - 2017-0	Hilltop Terrace I, Kingsland, Camo	den County	
TOTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC)	.707,671	1,177,119 2,873,278	-
Average TDC Per: Unit: 85,594.02 Square Foot:	98.70		
II. TAX CREDIT CALCULATION - BASIS METHOD	New Construction	4% Acquisition Rehabilitation Basis Basis	
Subtractions From Eligible Basis	Basis	Du313	
Amount of federal grant(s) used to finance qualifying development costs Amount of nonqualified nonrecourse financing Costs of Nonqualifying units of higher quality Nonqualifying excess portion of higher quality units Historic Tax Credits (Residential Portion Only) Other < Enter detailed description here; use Comments section if needed>			
Total Subtractions From Basis:	0	0	
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 0 0 0 < <select>></select>	1,177,119 2,873,278 0 0 1,177,119 2,873,278 100.00% 100.00% 1,177,119 2,873,278 100.00% 100.00% 1,177,119 2,873,278 3.23% 3.23% 38,021 92,807 130,828	
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 TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	4,707,671 2,547,582	f TDC > QAP Total PCL, provide amount of fundin from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount 0 Federal State 0.5900 + 0.5900	

PART FOUR - USES OF FUNDS - 2017-0 Hilltop Terrace I, Kingsland, Camden County

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

130,828

VI.

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

V. APPLICANT COMMENTS AND CLARIFICATIONS

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

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

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

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

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

RESERVES:

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

OPERATING DEFICIT RESERVE – A waiver has been granted that 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 \$38,760 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

DCA COMMENTS - DCA USE ONLY

PART FOUR (b) - OTHER COSTS - 2017-0 - Hilltop Terrace I - Kingsland - Camden, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification		
PRE-DEVELOPMENT COSTS				
Capital Needs Assessment	CNA - An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation o eligible basis.		
Total Cost 4,800 Total Basis 4,8	00			
<< Enter description here; provide detail & justification in tab Par IV-b >>	t			
Total Cost - Total Basis -				
<< Enter description here; provide detail & justification in tab Par IV-b >>				
Total Cost - Total Basis -				
OTHER CONSTRUCTION HARD COSTS				
<< Enter description here; provide detail & justification in tab Par IV-b >>	t			

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost - Total Basis -		
CONSTRUCTION PERIOD FINANCING		
0		
Total Cost - Total Basis -		
0		
Total Cost - Total Basis -		
PROFESSIONAL SERVICES		
Energy Audit Testing	Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.	The energy audits are depreciable soft costs included in the calculation of eligible basis.
Total Cost 4,295 Total Basis 4,295		
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 38,760 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the	Escrow deposits are non-depreciable costs excluded from the calculation of eligible basis.
	rehab. \$38,760 = \$85 increase X 19 units X 24 months	

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost 38,760 Total Basis - OTHER COSTS		
Project Administration Total Cost 250 Total Basis -	\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

PART FIVE - UTILITY ALLOWANCES - 2017-0 Hilltop Terrace I, Kingsland, Camden County

DCA Utility Region for project: South

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

•			_			,				
UTILITY ALLOWA	NCE SCHEDULE #	1		Jtility Allowan		USDA approv				
			Date of Util	ity Allowance	es	January 1, 20	17	Structure	MF	
			Paid By (d	check one)		Tenant-P	aid Utility A	llowances by	/ Unit Size (#	# Bdrms)
Utility	Fuel		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric		Х				28	29	44	
Cooking	Electric		Х				10	10	15	
Hot Water	Electric		Х				18	18	27	
Air Conditioning	Electric		Х				13	13	20	
Range/Microwave	Electric		Х				9	9	14	
Refrigerator	Electric		Х				9	9	14	
Other Electric	Electric		Х				11	11	16	
Water & Sewer	Submetered*?	No		Х						
Refuse Collection				X						
Total Utility Allowa	ance by Unit Size					0	98	99	150	0
UTILITY ALLOWA				Jtility Allowan ity Allowance				Structure		
				heck one)		Topont B	oid Hility A	llowances by	, Unit Sizo (t	# Ddrma\
Utility	Fuel		Tenant	Owner		Efficiency	1	2	3	4
Heat	< <select fuel="">></select>		I GHAHL	Owner		Linciency			<u> </u>	
Cooking	< <select fuel="">></select>									
Hot Water	< <select fuel="">></select>									
Air Conditioning	Electric									
Range/Microwave	Electric									
Refrigerator	Electric									
Other Electric	Electric									
Water & Sewer		Select>								
Refuse Collection										
Total Utility Allowa	ance by Unit Size		<u>. </u>	<u>!</u>		0	0	0	0	0
_	•							-	-	
*New Construction units										
APPLICANT COMM										
I. Utility allowances ar	e approved by USDA	RD for 20	17. Please s	ee attached a	pproved U	SDA 2017 Budg	et for copy of	approval letter.		
DCA COMMENTS										

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Hilltop Terrace I, Kingsland, Camden County

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

		ed or F	outing i	uiiito.			Utility	PBRA			MSA/NonMS	Λ.	AMI	Certifie
re 100% o				No	Max		Allowance	Provider or			Camden Co.		61,700	Historic
					Gross	Pro-posed	(UA Sched 1 UA, so	Operating					, , , , ,	Deeme
Rent	Nbr of	No. of	Unit	Unit	Rent	Gross	over-write if UA	Subsidy ***	Monthly	y Net Rent	Employee	Building	Type of	Historio
Type	Bdrms	Baths	Count	Area	Limit	Rent	Sched 2 used)	(See note below)	Per Unit	Total	Unit	Design Type	Activity	(See QA
60% AMI	1	1.0	9	667	699	591	98	USDA	493	4,437	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	16	820	838	623	99	USDA	524	8,384	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	10	820	838	623	99		524	5,240	No	1-Story	Acquisition/Rehab	No
N/A-CS	2	1.0	1	882	838	0	99		0	0	Common Space	1-Story	Acquisition/Rehab	No
60% AMI	3	1.0	9	1,001	969	695	150	USDA	545	4,905	No	1-Story	Acquisition/Rehab	No
N/A-CS	3	1.0	1	1,001	969	0	150		0	0	Common Space	1-Story	Acquisition/Rehab	No
60% AMI	3	1.0	8	1,001	969	695	150		545	4,360	No	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	1	667	699	591	98		493	493	No	1-Story	Acquisition/Rehab	No
<select>></select>							0		0	0		-		
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<select>></select>							0		0	0				
		TOTAL	55	46,890				MONT	HLY TOTAL	27,819				

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

II. UNIT SUMMARY

u	n	it	S	•
•	••	••	·	•

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

Efficiency	1BR	2BR	3BR	4BR	Total	
Efficiency					Total	1
0	10 0	26 0	17	0	53	(Includes inc-restr mgr
0	10	26	0 17	0	0 53	units)
0	0	0	0	0	0	
0	10	26	17	0	53	
0	0	1	1	0		(no rent charged)
0	10	27	18	0	55	(no ronk onal god)
	-					1
0	9	16	9	0	34	
0	0 9	0 16	9	0	0 34	
0	9	10	9	U	34	J
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	1
0	0	0	0	0	0	
0	0	0	0	0	0	
0	10	26	17	0	53	
0	0	0	0	0	0	
0	10	27	18	0	55	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
					0	
					0	
0	0	0	0	0	0	
0	10	27	18	0	55	1
0	10	27	18	0	55	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	1
0	0	0	0	0	0	
0	10	27	18	0	55	
0	0	0	0	0	0	

Georgi	a Department of Communi	ty Affairs		2017 F	unding App	lication		Н	ousing Finance	and Development [Division
	Walkup				0	0	0	0	0	0	
			Historic		0	0	0	0	0	0	
	Elevator				0	0	0	0	0	0	
Unit Squar	o Footage:		Historic	L	0	0	0	0	0	0	
Onit Squar	Low Income		60% AMI	Г	0	6,670	21,320	17,017	0	45,007	
	LOW INCOME		50% AMI		0	0,070	0	0	0	45,007	
			Total	-	0	6,670	21,320	17,017	0	45,007	
	Unrestricted			_	0	0	0	0	0	0	
	Total Residential				0	6,670	21,320	17,017	0	45,007	
	Common Space				0	0	882	1,001	0	1,883	
III ANCII I AR'	Total Y AND OTHER INCOME	(annual amounts)			0	6,670	22,202	18,018	0	46,890	
Ancillary Inc		(annuar announte)		2,552		Laundry, vend	ding, app fees,	etc. Actual pct	of PGI:	0.76%	
	e (OI) by Year:					•	-	,	L		
Included in I	Mgt Fee:	1	2	3	4	5	6	7	8	9	10
Operating Su	ıbsidy										
Other:	Tatal Olive Market										
NOT Include	Total OI in Mgt Fee	-	-	-	-	-	-	-	- 1	-	-
Property Tax											
Other:											
	Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Included in l		11	12	13	14	15	16	17	18	19	20
Operating Su	ıbsidy										
Other:	Total OI in Mgt Fee	_		-	_	_	-	_	-	_	
NOT Include	ed in Mgt Fee:			<u> </u>					L	<u> </u>	
Property Tax	Abatement										
Other:											
	Total OI NOT in Mgt Fee		-	-	-	-			- 1	-	
Included in		21	22	23	24	25	26	27	28	29	30
Operating Su Other:	ibsiay										
	Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
NOT Include	ed in Mgt Fee:			<u>'</u>					•		
Property Tax	Abatement										
Other:	Total Ol NOT in Mat Fac										
	Total OI NOT in Mgt Fee	31	32	33	34	35	-	-	- 1	-	-
Included in I Operating Su		31	32	33	34	35					
Other:	ibaidy										
	Total OI in Mgt Fee	-	-	-	-	-					
NOT Include	ed in Mgt Fee:										
Property Tax	Abatement										
Other:	Total OI NOT in Mgt Fee	_		-	-						
IV. ANNUAL O	PERATING EXPENSE BL			<u> </u>							
On-Site Sta	aff Costs			On-Site Secur	ritv				Taxes and Insu	rance	
	nt Salaries & Benefits	16,261		Contracted Gu					Real Estate Tax		10,801
managomo	Calarioo a Borionto	10,201		23111143104 34						(0.000)	10,001

Georgia Department of Community Affa	irs	2017 Funding Application	١	Ho	using Financ	e and Development	Division
Maintenance Salaries & Benefits	26,762	Electronic Alarm System		Ir	surance**		40,662
Support Services Salaries & Benefits	15,584	Subtotal	0	0	ther (describe he	ere)	1,155
Other (describe here)					Subtota	1	52,618
Subtotal	58,607						
On-Site Office Costs		Professional Services		M	lanagement	Fee:	31,800
Office Supplies & Postage	2,790	Legal	443		621.70	Average per unit per ye	ar
Telephone	780	Accounting	6,075		51.81	Average per unit per mo	onth
Travel	0	Advertising	200	(N	lgt Fee - see Pro	o Forma, Sect 1, Operating	g Assumptions)
Leased Furniture / Equipment	0	Other (describe here)					
Activities Supplies / Overhead Cost	0	Subtotal	6,718	Т	OTAL OPER	ATING EXPENSES	204,919
Other (describe here)				A	verage per unit	3,725.80	
Subtotal	3,570					Total OE Required	165,000
Maintenance Expenses		Utilities (Avg\$/mth/unit)		R	eplacement	Reserve (RR)	16,500
Contracted Repairs	200	Electricity 11	6,960	Pı	oposed averaga	RR/unit amount:	300
General Repairs	500	Natural Gas 1	660	RNING!	Minimum R	eplacement Reserve	<u>Calculation</u>
Grounds Maintenance	1,450	Water&Swr 41	07.000	roposed <u>U</u>	nit Type	Units x RR Min	Total by Type
Extermination	6,255	Trash Collection	4,560 is be		ultifamily		
Maintenance Supplies	3,012	Other (describe here)		required in	Rehab	55 units x \$350 =	19,250
Elevator Maintenance	0	Subtotal	39,380		New Constr	0 units x \$250 =	0
Redecorating	809			SF	or Duplex	0 units x \$420 =	0
Other (describe here)				Hi	storic Rhb	0 units x \$420 =	0
Subtotal	12,226				Total	s 55	19,250
. APPLICANT COMMENTS AND CLARIFICA	ATIONS	VI.	DCA COMMENTS		OTAL ANNU	AL EXPENSES	221,419
ENTS: Pro forma rents are at or below CRCU (Conventional Reproject will continue to receive 64% PBRA and has budgete isting tenants as a result of the rehab. ROPERTY TAX: Pro forma as approved by USDA RD. ROPERTY INSURANCE: Pro forma as approved by USDA REPLACEMENT RESERVES: Annual transfer at \$300 per unit enab CNA) and as approved by USDA Rural Development. Ne	lents for Comparable Units), d PRA (Private Rental Assis). in order to adequately fund 2	providing a slight market LIHTC advantage. stance) to mitigate any negative impact to 20 year capital reserve needs (per Post					

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.

I. OPERATING ASSUMPTI	IONS	ı	Please Note:	G	Green-shaded cells a	are unlocked for yo	ur use and contain r	eferences/formulas t	hat may be overwri	tten if needed.
Revenue Growth	2.00%		Asset Managem	nent Fee Amou				Mgt Fee Percen		0.00%
•	3.00%		charged by all lende	*					. = 0.	
	3.00%		- 1 - 7					Igt Fee Percent	_	9.95%
Vacancy & Collection Loss			Expense Growth Rate (3.00%) Yes > If Yes, indicate Yr 1 Mgt Fee Amt: Percent of Effective Gross Income > If Yes, indicate actual percentage:					31,80		
Ancillary Income Limit	2.00%		Percent of E	rrective Gross i	ncome		> If Yes, Indic	cate actual perc	entage:	
II. OPERATING PRO FOR	MA									
Year	1	2	3	4	5	6	7	8	9	10
Revenues	333,828	340,505	347,315	354,261	361,346	368,573	375,945	383,463	391,133	398,955
Ancillary Income	2,552	2,603	2,655	2,708	2,762	2,817	2,873	2,931	2,990	3,049
Vacancy	(16,819)	(17,155)	(17,498)	(17,848)	(18,205)	(18,570)	(18,941)	(19,320)	(19,706)	(20,100
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(173,119)	(178,313)	(183,662)	(189,172)	(194,847)	(200,692)	(206,713)	(212,915)	(219,302)	(225,881
Property Mgmt	(31,800)	(32,754)	(33,737)	(34,749)	(35,791)	(36,865)	(37,971)	(39,110)	(40,283)	(41,492
Reserves	(16,500)	(16,995)	(17,505)	(18,030)	(18,571)	(19,128)	(19,702)	(20,293)	(20,902)	(21,529
NOI	98,142	97,890	97,567	97,169	96,694	96,135	95,491	94,757	93,929	93,003
Mortgage A	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	22,885	22,633	22,310	21,913	21,437	20,879	20,234	19,500	18,673	17,746
DCR Mortgage A	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26	1.25	1.24
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26	1.25	1.24
Oper Exp Coverage Ratio	1.44	1.43	1.42	1.40	1.39	1.37	1.36	1.35	1.33	1.32
Mortgage A Balance	1,382,257	1,368,930	1,354,989	1,340,409	1,325,158	1,309,207	1,292,524	1,275,073	1,256,821	1,237,731
Mortgage B Balance	1,152,793	1,164,374	1,176,071	1,187,886	1,199,819	1,211,872	1,224,047	1,236,344	1,248,764	1,261,309
Mortgage C Balance	, ,	, ,	, ,		, ,	, ,	, ,		, ,	
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	406,934	415,073	423,375	431,842	440,479	449,289	458,274	467,440	476,789	486,324
Ancillary Income	3,110	3,173	3,236	3,301	3,367	3,434	3,503	3,573	3,644	3,717
Vacancy	(20,502)	(20,912)	(21,331)	(21,757)	(22,192)	(22,636)	(23,089)	(23,551)	(24,022)	(24,502
· · · .	· -,/	· -,- ·/	, ,,/	, , , /	· -, ·/	(-,)	(-,)	\ -,/	· · · · · · · · · · · · · · · · · · ·	\ _ ·,- •

	PART	SEVEN - OPE	RATING PRO F	FORMA - 201	7-0 Hilltop Ter	race I, Kingsl	and, Camden (County		
I. OPERATING ASSUMPT	IONS	ı	Please Note:		Green-shaded cells	are unlocked for you	ur use and contain r	eferences/formulas t	that may be overwri	ten if needed.
Revenue Growth	2.00%		Asset Managem		nt (include total		Yr 1 Asset I	Mgt Fee Percer	ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lende	,	_					
Reserves Growth	3.00%	F	Property Mgt Fe	ee Growth Rate	e (choose one):			lgt Fee Percent		9.95%
Vacancy & Collection Loss			•	owth Rate (3.00	_	Yes	> If Yes, indic			31,800
Ancillary Income Limit	2.00%		Percent of E	ffective Gross	Income		> If Yes, indic	cate actual perc	entage:	
II. OPERATING PRO FOR	MA									
Expenses less Mgt Fee	(232,657)	(239,637)	(246,826)	(254,231)	(261,858)	(269,714)	(277,805)	(286,139)	(294,724)	(303,565)
Property Mgmt	(42,737)	(44,019)	(45,339)	(46,699)	(48,100)	(49,543)	(51,030)	(52,561)	(54,137)	(55,761)
Reserves	(22,175)	(22,840)	(23,525)	(24,231)	(24,958)	(25,706)	(26,478)	(27,272)	(28,090)	(28,933)
NOI	91,974	90,837	89,590	88,225	86,738	85,123	83,375	81,490	79,461	77,280
Mortgage A	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)
Mortgage B	•	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	16,717	15,581	14,333	12,968	11,481	9,866	8,119	6,233	4,204	2,024
DCR Mortgage A	1.22	1.21	1.19	1.17	1.15	1.13	1.11	1.08	1.06	1.03
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.22	1.21	1.19	1.17	1.15	1.13	1.11	1.08	1.06	1.03
Oper Exp Coverage Ratio	1.31	1.30	1.28	1.27	1.26	1.25	1.23	1.22	1.21	1.20
Mortgage A Balance	1,217,764	1,196,879	1,175,035	1,152,187	1,128,290	1,103,295	1,077,151	1,049,807	1,021,206	991,292
Mortgage B Balance	1,273,980	1,286,778	1,299,705	1,312,762	1,325,950	1,339,270	1,352,725	1,366,314	1,380,040	1,393,904
Mortgage C Balance										
Other Source Balance										
Year	21	22	23	24	25	26	27	28	29	30
Revenues	496,051	505,972	516,091	526,413	536,941	547,680	558,634	569,806	581,203	592,827
Ancillary Income	3,792	3,867	3,945	4,024	4,104	4,186	4,270	4,355	4,442	4,531
Vacancy	(24,992)	(25,492)	(26,002)	(26,522)	(27,052)	(27,593)	(28,145)	(28,708)	(29,282)	(29,868)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(312,672)	(322,052)	(331,714)	(341,665)	(351,915)	(362,473)	(373,347)	(384,547)	(396,084)	(407,966)
Property Mgmt	(57,434)	(59,157)	(60,932)	(62,760)	(64,643)	(66,582)	(68,580)	(70,637)	(72,756)	(74,939)
Reserves	(29,801)	(30,695)	(31,616)	(32,564)	(33,541)	(34,547)	(35,584)	(36,651)	(37,751)	(38,883)
NOI	74,943	72,443	69,773	66,925	63,894	60,671	57,248	53,618	49,772	45,701
Mortgage A	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)
Mortgage B	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)

	PART	SEVEN - OPE	RATING PRO	FORMA - 201	7-0 Hilltop Tei	race I, Kingsl	and, Camden	County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	ur use and contain	references/formulas	that may be overwr	itten if needed.
Revenue Growth	2.00%			ment Fee Amou	unt (include total		Yr 1 Asset	Mgt Fee Perce	ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lenders/investors)							
Reserves Growth	3.00%		Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI:						9.95%	
Vacancy & Collection Loss			•	owth Rate (3.0	′	Yes		cate Yr 1 Mgt F		31,800
Ancillary Income Limit	2.00%		Percent of E	Effective Gross	Income		> If Yes, indi	cate actual per	centage:	
II. OPERATING PRO FOR	MA									
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(29,330)	(31,830)	(34,500)	(37,348)	(40,379)	(43,602)	(47,025)	(50,655)	(54,501)	(58,571)
DCR Mortgage A	1.00	0.96	0.93	0.89	0.85	0.81	0.76	0.71	0.66	0.61
DCR Mortgage B	(0.01)	(0.10)	(0.19)	(0.29)	(0.39)	(0.50)	(0.62)	(0.75)	(88.0)	(1.02)
DCR Mortgage C										
DCR Other Source										
Total DCR	0.72	0.69	0.67	0.64	0.61	0.58	0.55	0.51	0.48	0.44
Oper Exp Coverage Ratio	1.19	1.18	1.16	1.15	1.14	1.13	1.12	1.11	1.10	1.09
Mortgage A Balance	960,003	927,277	893,047	857,245	819,798	780,631	739,665	696,816	651,999	605,123
Mortgage B Balance	1,378,758	1,363,459	1,348,007	1,332,399	1,316,635	1,300,713	1,284,630	1,268,386	1,251,979	1,235,407
Mortgage C Balance										
Other Source Balance										
Year	31	32	33	34	35					
Revenues	604,683	616,777	629,112	641,695	654,529					
Ancillary Income	4,622	4,714	4,809	4,905	5,003					
Vacancy	(30,465)	(31,075)	(31,696)	(32,330)	(32,977)					
Other Income (OI)	-	-	-	-	-					
OI Not Subject to Mgt Fee	-	-	-	-	-					
Expenses less Mgt Fee	(420,205)	(432,811)	(445,796)	(459,170)	(472,945)					
Property Mgmt	(77,187)	(79,503)	(81,888)	(84,344)	(86,875)					
Reserves	(40,050)	(41,251)	(42,489)	(43,764)	(45,076)					
NOI	41,398	36,851	32,052	26,992	21,659					
Mortgage A	(75,257)	(75,257)	(75,257)	(75,257)	(75,257)					
Mortgage B	(29,016)	(29,016)	(29,016)	(29,016)	(29,016)					
Mortgage C	-	-	-	-	-					
D/S Other Source,not DDF	-	-	-	-	-					
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-					
Cash Flow	(62,875)	(67,422)	(72,221)	(77,281)	(82,614)					
DCR Mortgage A	0.55	0.49	0.43	0.36	0.29					

syndicator concurrence

PART SEVEN - OPERATING PRO FORMA - 2017-0 Hilltop Terrace I, Kingsland, Camden County I. OPERATING ASSUMPTIONS **Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. Revenue Growth 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% charged by all lenders/investors) **Expense Growth** 3.00% Reserves Growth 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 9.95% Vacancy & Collection Loss 5.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 31,800 Ancillary Income Limit 2.00% Percent of Effective Gross Income --> If Yes, indicate actual percentage: **II. OPERATING PRO FORMA** DCR Mortgage B (1.17)(1.32)(1.49)(1.66)(1.85)DCR Mortgage C DCR Other Source Total DCR 0.40 0.35 0.31 0.26 0.21 Oper Exp Coverage Ratio 1.08 1.07 1.06 1.05 1.04 Mortgage A Balance 556.094 504.812 451.175 395.073 336.394 Mortgage B Balance 1.201.761 1.184.685 1,167,437 1.218.668 1.150.015 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 5% 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 3% +2% results in an underwritten vacancy of 5%. The asset management fee amount will be determined based upon final approval by USDA of the amount of cash flow that can be distributed as Return to Owner. The fee will be paid by the partnership to the investor out of the approved Return to Owner amount DSCR: A waiver has been granted for DCA to consider the minimum DSCR as required by RD underwriting subject to lender and

2017 Funding Application

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County

	Appl	icant Response DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	er: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round ar	nd have no
DCA's Overall Comments / Approval Conditions:	effect on subsequent or future funding round scoring decisions.	
1.)		
'''		
2.)		
3.)		
4.)		
5.)		
5.)		
<u>i.</u>)		
8.)		
9.)		
10.)		
1.)		
2.)		
(3.)		
14.)		
(5.)		
6.)		
17.)		
(8.)		
19.)		
20.)		
		-
1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE W	/ITH PLAN	Pass?
Threshold Justification per Applicant		
Section 42 requires that the housing credit dollar amount requested for the project not exceed the a	imount that DCA determines is necessary for the financial feasibility of	of the project and its viability as a
qualified low-income housing project through the credit period. As demonstrated, the housing cred	lit 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 & New Construction and	Historic Rehab or Transit-Oriented DevIpmt	
Expenses Tab. Cost Limit Per Unit totals by unit type are auto- Acquisition/Rehabilitation	qualifying for Historic Preservation or TOD pt(s)	Is this Criterion met? Yes
calculated. Unit Type Nbr Units Unit Cost Limit total by Unit Type	Nbr Units Unit Cost Limit total by Unit Type	
Detached/Se Efficiency 0 0 117,818 x 0 units = 0	0 129,599 x 0 units = 0	
mi-Detached 1 BR 0 154,420 x 0 units = 0	0 169,862 x 0 units = 0	MSA for Cost Limit

nurnaeae.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County

								Ар	plicant Response DCA US
EINIAI	TUDEQUAL	D DET	EDMIN.	ATION (DCA Use	Only	Disclaimer: DCA Threshold and Scori	ng section reviews pertain only to the co	orresponding funding roun	nd and have no
FINAL		ו שט טבו		•			bsequent or future funding round scori	•	puiposes .
	2 BR		0	187,511 x 0 units =	0	0	206,262 x 0 units =	0	1 - 1
	3 BR		0	229,637 x 0 units =	0	0	252,600 x 0 units =	0	Valdosta
	4 BR Subotal	4	0	270,341 x 0 units =	0	0	297,375 x 0 units =	0	Tot Development Cost
Dow House			-	110 224 v 0 unito	0	0	101 267 v 0 unita	· ·	Tot Development Cost
Row House	Efficiency 1 BR		0 10	110,334 x 0 units = 144,909 x 10 units =	1.449.090	0	121,367 x 0 units = 159,399 x 0 units =	0	4,707,671
	2 BR		27	176,506 x 27 units =	4,765,662	0	194,156 x 0 units =	0	Cost Waiver Amount
	3 BR		18	217,443 x 18 units =	3,913,974	0	239,187 x 0 units =	0	Cost Waiver Amount
	4 BR		0	258,414 x 0 units =	0	0	284,255 x 0 units =	0	
	Subotal	-	55	200,414 X 0 driito =	10,128,726		204,200 X 0 driito =	0	Historic Preservation F
Walkup	Efficiency		0	91,210 x 0 units =	0	0	100,331 x 0 units =	0	0
wantap	1 BR		0	125,895 x 0 units =	0	0	138,484 x 0 units =	0	Community Transp Opt
	2 BR		0	159,553 x 0 units =	0	0	175,508 x 0 units =	0	0
	3 BR		0	208,108 x 0 units =	0	0	228,918 x 0 units =	0	-
	4 BR		0	259,274 x 0 units =	0	0	285,201 x 0 units =	0	Project Cost
	Subotal	-	0		0	0	-	0	Project Cost
Elevator	Efficiency		0	95,549 x 0 units =	0	0	105,103 x 0 units =	0	Limit (PCL)
	1 BR		0	133,769 x 0 units =	0	0	147,145 x 0 units =	0	40 400 706
	2 BR		0	171,988 x 0 units =	0	0	189,186 x 0 units =	0	10,128,726
	3 BR		0	229,318 x 0 units =	0	0	252,249 x 0 units =	0	Note: if a PUCL Waiver ha
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0	been approved by DCA, th
	Subotal	_	0		0	0	-	0	amount would supercede t
Total Per	Construction Typ	e -	55	•	10,128,726	0	-	0	amounts shown at left.
Thres	بر hold Justification	oer Applica	ant			DCA's Comm	ents:		
3 TEN	ANCY CHARA	CTERIS	TICS	This project is designated	as:	Family			Pass?
Thres	بر hold Justification	oer Applica	ant			DCA's Comm	ents:		
				nits to family households.					
4 REQ	UIRED SERVI	CES							Pass?
			l docianata ti	no annoific continue and me	ant the additio	nal policies related to servi	ces. Does Applicar	t agrae?	Disagree
	•	•	-	•		•	c ongoing services from at l		
	•	•	•	· ·	Specify:	y projects, or at least 4 basi	c origoning services from at i	cast 5 categories	below for defilor projects.
	n-site enrichment		s planned & c	TVC13CC11 by project mgi	Specify:				
,	n-site health class				Specify:				
,	ther services appr		$\cap \Delta$		Specify:				
,		•		g congregate supportive ho		ments:			
				um of care or service provide					
	hold Justification ,	J	•	an or care or service provide	act for willout	DCA's Comm	onto:		
				services at pre-application.		DOI TO COMMIT	onto.		
	KET FEASIBI		To a land			-			Pass?
			et studv analy	yst used by applicant:			A. Bowen Nation	al Research	
	oject absorption p		, ,	, , , ,			B. 4 months		
CO	verall Market Occu	maney Rat		a dodapandy			C. 99.30 %		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County

						Applicant I	Response	DCA USE
FINAL THRESHOLD DETE	EMINATION (DCA I	lea Only)	Disclaimer: DCA Thr	eshold and Scoring section reviews pe		inding round and have no		
	•	ose Only)		effect on subsequent or future fu				
D. Overall capture rate for tax credit			5 Jackson BOA	D. 10				
E. List DCA tax credit projects in clos	se proximity to properties fund			project number and project r				
Project Nbr Project Name			r Project Name		Project N	br Project Name		
1 2016-008 Preserve at Nev		3			5			
2 2016-010 Village at Windi		4			6			
F. Does the unit mix/rents and amen	ities included in the application	n match those pro	vided in the mark	et study?		F.	No	
Threshold Justification per Applicant								
It is the opinion of the market analyst that						the Site PMA are 1	.00.0% occur	pied
and maintain a wait list, the subject project		~					T. (
5f. The Max Allowable LIHTC Gross rent								rma rents
utilized in the Core Application (approved b	y USDA) are slightly different	from those utilize	d in the market st	udy, but are within DCA lim	its and provide the requ	uired market adva	ntage.	
DCA's Comments:								
6 APPRAISALS						Pass?		
0 AFFRAISALS								-
A. Is there is an identity of interest be	tween the buyer and seller of	the project?				A.	Yes	
B. Is an appraisal included in this app	olication submission?					B.	Yes	
If an appraisal is included, ind	cate Appraiser's Name and ar	nswer the followin	g questions:	Appraiser's Name: An	drew 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	
Does the appraisal conform to						3)	Yes	
For LIHTC projects involving D		tal hard cost of th	a project avceed	90% of the as completed up	nencumbered appraise	,	100	
value of the property?	TOATIONE funds, does the to	tai naid cost of th	c project execed	30 /0 of the as completed di	icricumbered appraise	и т)		
,						_		
C. If an identity of interest exists between	veen the buyer and seller, did	the seller purchas	se this property wi	thin the past three (3) years	s?	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 HO	OME Funds.							
- · · · · · · · · · · · · · · · · · · ·								
DCA's Comments:								
DOA'S COMMENS.								
7 ENVIRONMENTAL REQUIRE	MENTS					Pass?		
I LIVINONWENTAL REQUIRE	IVILIAIO					. 455.		
A Name of Company that prepared	the Phase I Assessment in ac	cordance with AS	TM 1527-13·	ΔGe	otechnical & Environ	mental Consultar	nts. Inc.	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. B. Is a Phase II Environmental Report included? В. No C. Was a Noise Assessment performed? C Yes Geotechnical & Environmental Consultants, Inc. 1) If "Yes", name of company that prepared the noise assessment? 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection: <65 dB 3) If "Yes", what are the contributing factors in decreasing order of magnitude? No applicable road sources (<65 dB), No applicable railways (<65 dB), No applicable airports (<55 dB) D. **D.** Is the subject property located in a: 1) Brownfield? No 2) 100 year flood plain / floodway? No If "Yes": a) Percentage of site that is within a floodplain: a) b) Will any development occur in the floodplain? b) c) Is documentation provided as per Threshold criteria? 3) Wetlands? No If "Yes": a) Enter the percentage of the site that is a wetlands: a) b) Will any development occur in the wetlands? b) c) Is documentation provided as per Threshold criteria? C) 4) State Waters/Streams/Buffers and Setbacks area? No E. Has the Environmental Professional identified any of the following on the subject property: 1) Lead-based paint? No 5) Endangered species? No 9) Mold? No 2) Noise? No 6) Historic designation? No 10) PCB's? No No 3) Water leaks? 7) Vapor intrusion? No 11) Radon? No No 8) Asbestos-containing materials? No 4) Lead in water? 12) Other (e.g., Native American burial grounds, etc.) - describe in box below: F. Is all additional environmental documentation required for a HOME application included, such as: 1) Eight-Step Process for Wetlands and/or Floodplains required and included? 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire? 2) 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property? 3) G N/A 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), <<Select>> <<Select>> Racially mixed (25% - 49% minority), or Non-minority (less than 25% minority)]: I. List all contiguous Census Tracts: J. Is Contract Addendum included in Application? Threshold Justification per Applicant 7 F, H-J. This project is not seeking HOME funds. DCA's Comments:



A. Is site control provided through November 30, 2017?

Expiration Date:

12/31/18

Pass?

A. Yes

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County							
	Appl	icant F	Response	DCA USE			
	Displainer, DCA Throshold and Continuous action society particle particle particles further control and society	_					
ГІ	NAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scroping decisions.		0.1.4				
	B. Form of site control: C. Name of Entity with site control: C. Colerain Ltd. L.P.		< <select>></select>				
	D. Is there any Identity of Interest between the entity with site control and the applicant?	D.	Yes				
	Threshold Justification per Applicant	ا.ل	res				
8 D	D. IOI: The General Partner of Colerain Ltd. L.P. (the Transferor) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager.						
	rtin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark HilltopTerrace I, LLC (the Transf	eree).					
	DCA's Comments:						
9	SITE ACCESS	Pass?					
	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?	A.	Yes				
	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?	B.	No				
	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?	C.	No				
	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?	D.	No				
	Threshold Justification per Applicant						
9 B	3-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	Pass?					
	A. Is Zoning in place at the time of this application submission?	A.	Yes				
	B. Does zoning of the development site conform to the site development plan?	B.	Yes				
	C. Is the zoning confirmed, in writing, by the authorized Local Government official?	C.	Yes				
	If "Yes": 1) Is this written confirmation included in the Application?	1)	Yes				
	2) Does the letter include the zoning and land use classification of the property?	2)	Yes				
	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)?	3)	Yes				
	4) Is the letter accompanied by all conditions of these zoning and land use classifications?	4)	Yes				
	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?	5)	N/Ap				
D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site D. 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?	E.	Yes				
	Threshold Justification per Applicant						
10	C. A zoning letter has been included in Tab 10.						

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

DCA's Comments:

					Applicant F	Response	DCA USE
FINAL TURESUAL R RETERMINATION (ROALL		Disclaimer: DCA Threshold a	and Scoring section reviews pertain only to the	he corresponding fund		•	
FINAL THRESHOLD DETERMINATION (DCA Us	se Only)		fect on subsequent or future funding round s		3		
11 OPERATING UTILITIES					Pass?		
A. Check applicable utilities and enter provider name:	1) Gas	N/A			1)	No	
Threshold Justification per Applicant	2) Electric	Georgi	a Power		2)	Yes	
11 A. An electric letter from Georgia Power has been included in Tab 11.							
DCA's Comments:							
12 PUBLIC WATER/SANITARY SEWER/STORM SEWER					Pass?		
A. 1) Is there a Waiver Approval Letter From DCA included in this a	nnlication for this	criterion as it pertain	s to single-family detached Pur	al projects?	A1)	No	
If Yes, is the waiver request accompanied by an engineering recommendation.			- · · · · · · · · · · · · · · · · · · ·		2)	No	
B. Check all that are available to the site and enter	Public water		City of Kingsland			Yes	
provider name:	Public sewer		Kingsland		B1) 2)	Yes	
·	2) Fublic Sewel	City of	Kingsianu		۷)	162	
Threshold Justification per Applicant 12 B. A water/sewer letter from the city has been provided in Tab 12.							
DCA's Comments:							
20.10 00							
13 REQUIRED AMENITIES					Pass?		
Is there a Pre-Approval Form from DCA included in this application for	r this criterion?				ľ	Yes	
A. Applicant agrees to provide following required Standard Site Amer	nities in conforma	ance with DCA Ameni	ties Guidebook (select one in eacl	h category):	A.	Disagree	
Community area (select either community room or community)			A1) Room				
2) Exterior gathering area (if "Other", explain in box provided at ri	= -		A2) Gazebo	If	"Other", explain her	e	
3) On site laundry type:	5 7		A3) On-site laundry				
B. Applicant agrees to provide the following required Additional Site A	Amenities to conf		' <u> </u>		В.	Agree	
The nbr of additional amenities required depends on the total unit					L		al Amenities
Additional Amenities (describe in space provided below)		DCA Pre-approved?	Additional Amenities (desc	ribe below)	G	uidebook Met?	DCA Pre-approv
1) Pavilion			3) N/A	,			
2) Playground			4) N/A				
C. Applicant agrees to provide the following required Unit Amenities:			,		C.	Agree	
1) HVAC systems					1)	Yes	
Energy Star refrigerators					2)	Yes	
3) Energy Star dishwashers (not required in senior USDA or HUD properties)					3)	Yes	
4) Stoves					4)	Yes	
5) Microwave ovens					5)	Yes	
6) a. Powder-based stovetop fire suppression canisters installed	above the range	cook top. OR			6a)	Yes	
b. Electronically controlled solid cover plates over stove top bu	_	occir top, crr			6b)	No	
D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:					D.	N/A	
The proposing a Serior project of Special Needs project, Applicant agrees to provide the following additional required Amerities. 1) Elevators are installed for access to all units above the ground floor.					1)		
2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors					2)		
3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988					3a)		
b. If No, was a DCA Architectural Standards waiver granted?	S, alo i all rious	ing / inchamonio Act	J. 1000		3b)		
Threshold Justification per Applicant					35)[

Pass?		
Pace?		
Pass?		
1 433 :		
cation Waiver	< <select>></select>	
10, 2017		
ochko-EMG		
	Yes	
C.	Yes	
nn-Southern Home Energy Solutions LLC		
em to be either "demoed" or replac D.	Yes	
1)	Yes	
ients 2)	No	
tandards. 3)	Yes	
I Environmental Site Assessment 4)	Yes	
DCA architectural requirements E.	Agree	
vation consists of like-and-kind replacement, simi		
anted waivers on several architectural requirement	nts (See Wai	ver Approva
Pass?		
ns set forth in the DCA A.	Yes	
Site Development Plan?	Yes	
area (city limits, etc.)?	Yes	
d, dated & have brief descriptions? C.	Yes	
	Yes	
and delineate property boundaries D.	Yes	
te dec coordinates is located in Tab 1. Section F.		
te geo coordinates is located in Tab 1, Section 5.		
e geo coordinates is located iii Tab 1, Section 5.		
~i′	site geo coordinates is located in Tab 1, Section 5.	site geo coordinates is located in Tab 1, Section 5.

project.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hillton

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County			
A	pplicant R	esponse	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding reflect on subsequent or future funding round scoring decisions.	ound and have no		
A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?	A.	Agree	
B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?	В.	Disagree	
Threshold Justification per Applicant	<u> </u>		
16 B - DCA granted waivers on several material requirements from the DCA Architectural Manual (See Waiver Approvals from DCA).			
DCA's Comments:			
DCA'S Confinents.			
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.)	A1).	No	
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.	2)	Yes	

Percentage

5%

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 indicted in Tabs Checklist. 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals? **B.** 1) a. Will at least 5% of the total units (but no less Nbr of Units Minimum Required: than one unit) be equipped for the mobility disabled, Equipped: Nbr of Units including wheelchair restricted residents?

1) a. Mobility Impaired 3 3 b. Roll-in showers will be incorporated into 40% of the mobility 2 2 1) b. Roll-In Showers

40% equipped units (but no fewer than one unit)? 2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaire 2% 2 unit) be equipped for hearing and sight-impaired residents?

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

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
- 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.

B1)a.	Yes	
b.	Yes	

Yes

No

C		
٥.	Yes	

J1).	Yes	
2).	Yes	
2). 3).	Yes	
4).	Yes	

E&A Team. Inc.

Ap	pplicant F	Response	DCA USI	Ε
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding rour	und and have no			Ī
effect on subsequent or future funding round scoring decisions.				

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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).

DCA's Comments:

18 ARCHITECTURAL DESIGN & QUAL	LITY STANDARDS	Pass?		
Is there a Waiver Approval Letter From DCA in	ncluded in this application for this criterion?		Yes	
Does this application meet the Architectural S	tandards contained in the Application Manual for quality and longevity?		No	
A. Constructed and Rehabilitation Constru	action Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by	this project?		
	for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, buildings and common area amenities are not included in these amounts.	A.	Yes	
B. Standard Design Options for All Project	ts	В.		
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	1)	Yes	
2) Major Bldg Component Materials & Upgraded roofing shingles, or roofing materials (warranty 30 years or greater) 2) Upgrades (select one)				
C. Additional Design Options - not listed at and Pre-Award Deadlines and Fee Schede	pove, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application alle, and subsequently approved by DCA.	C.		
1) N/A		1)	No	
2) N/A			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

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?

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

Yes

No

Pass?

Α

В

Арріі	icant Response Do	CA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and effect on subsequent or future funding round scoring decisions.	id have no	
Circle of Subsequent of Idial Circle Idial inground Scotting decisions.		
C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?	C. Yes	
Threshold Justification per Applicant 20. Compliance History Summary information was submitted at the Pre-Application Stage.		
· · · · · · · · · · · · · · · · · · ·		
DCA's Comments:		
21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE	Pass?	
A. Name of Qualified non-profit: A.		
B. Non-profit's Website: B.		
C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C.	
D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period?	D.	
E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?	E.	
F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence?	F.	
G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?	G.	
1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?		
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	H.	
Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued.	I.	
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	Pass?	
A. Name of CHDO: Name of CHDO Managing GP:		
B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?	В.	
C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the		
CHDO must also exercise effective control of the project)?	C.	
D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:	D.	
Threshold Justification per Applicant	D.	
N/A - Applicant is not a CHDO.		
DCA's Comments:		
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23 REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided.	Pass?	
A. Credit Eligibility for Acquisition	A. Yes	
B. Credit Eligibility for Assisted Living Facility	В. No	
C. Non-profit Federal Tax Exempt Qualification Status	C. No	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hills	op Terrace I. Kin	gsland, Camden County	v
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D. Scattered Site Developments jac defined in Section 42(gi(7) of the Code and this QAP) E. Other (If Yes, then also describe): Threshold Justification per Applicant The required legal opinion regarding credit eligibility for acquisition is located in Tab 23. CCA's Comments: 24 RELOCATION AND DISPLACEMENT OF TENANTS A. Does the Applicant anticipate displacing or relocating any tenants? B. 1) Are any of the other sources from CDA CANDE, 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 reviewed 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? 1) Number of Over Innorme Tenants 1) Number of Rent Burdened Tenants 1) Number of Rent Burdened Tenants 1) Number of Rent Burdened Tenants 1) Number of Vacancies 1: Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation): 1) Individual interviews 2) Meetings Threshold Justification per Applicant Wess 4) Other - describe in box provided: Threshold Justification per Applicant Wess 4) Agree Less a strategy that estimately markets to propare and submits an AFFH Marketing plan that: A locoporates outleach efforts to each service provider, homeless sherier or local disability adviscacy organization in the county in which the project is located? B. Has a strategy that estimately markets to prepare and submits an AFFH Marketing plan that: A locoporates outleach efforts to each service provider, homeless sherier or local disability adviscacy organization in the county in which the project is located? B. Has a strategy that establishes and maintains relationships between the management agent and community service provid		ding round and have no		
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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? E. 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. Threshold Justification per Applicant	If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:	_		
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? E. 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. Threshold Justification per Applicant		is A.	Agree	
D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project? E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy? E. Includes making applications for affordable units available to public locations including at least one that has night hours? F. 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. Threshold Justification per Applicant	B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?	В.	Agree	
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? E. Includes making applications for affordable units available to public locations including at least one that has night hours? F. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area? G. Agree H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws. Threshold Justification per Applicant	C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?	C.	Agree	
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. Threshold Justification per Applicant		∗s D.	Agree	
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. Threshold Justification per Applicant		F	Agree	
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. Threshold Justification per Applicant		L.		
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. Threshold Justification per Applicant		l-		
Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws. Threshold Justification per Applicant		L		
	Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.	. '"	Agree	
	Threshold Justification per Applicant A marketing plan will be provided prior to the commencement of lease up.			

₫ 2017-0xxHltplCore

	Applicant Response DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.
DCA's Comments:	
26 OPTIMAL UTILIZATION OF RESOURCES	Pass?
Threshold Justification per Applicant	
Section 42 requires that the housing credit dollar amount requested for the project not exc	eed 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 hou	using credit dollar amount requested is necessary for the financial feasibility of the project.

DCA's Comments:

PART	NINE - SC	ORING CRITERIA - 2017-0 Hilltop Terrac	e I, Kingsla	and, Camden County			
		ants must include comments in sections where points are cla		funding round coaring decisions	Score	Self DCA	
		only to the corresponding funding round and have no effect on sub ill result in a one (1) point "Application Completeness" deduc		runding round scoring decisions.	Value	Score Score	
				TOTALS:	92	20 20	
1. APPLICATION COMPLETENESS		(Applicants start with 10 pts. Any p	oints entered v	will be <u>subtracted</u> from score value)	10	10 10	
A. Missing or Incomplete Documents	Number:	O For each missing or incomplete document,			A.	0	
Organization							
B. Financial and Other Adjustments DCA's Comments:	Number:	0 2-4 adjustments/revisions = one (1) pt dedu Enter "1" for each iten		1) pt deducted for each add'l adjustment.	В.	0	
A. Missing or Illegible or Inaccurate Documents or	Nbr		Nbr			Nbr	
Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/rev	isions:	0	
1		1	n/a	1		n/a	
2		2		2			
_							
3		3	included in 2	3		included in 2	
4		4		4		included in 2	
5		5	included in 4	5			
6		6		6			
7		7	included in 6	7			
,		,	included in 0	,			
8		8		8			
9		9	included in 8	9			
10		10		10			
11		11	included in	11			
			10				

2017 I driding Application	9	=
PART NINE - SCORING CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County		
REMINDER: Applicants must include comments in sections where points are claimed.	Score S	elf DCA
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.		ore Score
	ALS: 92 2	
12 12 12	7.20.	
2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS Choose A or B.	3 (0
A. Deeper Targeting through Rent Restrictions Total Residential Units: 53		
Applicant agrees to set income limits at 50% AMI and gross rents at or Per Applicant Per DCA Actual Percent of Residen	tial Units:	
below 30% of the 50% income limit for at least: Nor of Restricted Residential Units: Per Applicant Per	DCA 2 A. (0
1. 15% of total residential units 0.00% 0.0	1 1. (0
or 2. 20% of total residential units 0.00% 0.00%	2 2. (0
B. Deeper Targeting through New PBRA Contracts Nbr of PBRA Residential Units:	3 B. (0
)0% 2 1. () 0
2. Application receives at least 3 points under Section VII. Stable Communities. Points awarded in Sect VII: 0	0 1 2. () 0
DCA's Comments:		
3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS See QAP Scoring for requirements.	13 () 0
Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and state of the complete application tab.	<u></u>	
A. Desirable Activities (1 or 2 pts each - see QAP) Complete this section using results from complete this section usin	10 1	
B. Bonus Desirable (1 pt - see QAP) DCA Desirable/Undesirable Certification form.		
C. Undesirable/Inefficient Site Activities/Characteristics (1 pt subtracted each) completed form in both Excel and signed PD	OF, where various C.	
Scoring Justification per Applicant indicated in Tabs Checklist		
DCA's Comments:		
DCA's Comments:		
	Арр	licant DCA
4. COMMUNITY TRANSPORTATION OPTIONS See scoring criteria for further requirements and in	Арр	licant DCA
4. COMMUNITY TRANSPORTATION OPTIONS Evaluation Criteria See scoring criteria for further requirements and in Competitive Pool chosen: N/A - 4% Bond	Арр	licant DCA
 4. COMMUNITY TRANSPORTATION OPTIONS	App Agr	licant DCA
 4. COMMUNITY TRANSPORTATION OPTIONS See scoring criteria for further requirements and in 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. 	App Agr	licant DCA

• •	5 11	, and be	velopinent bivisio
PART NINE - SCORING CRITERIA - 2017-	0 Hilltop Terrace I, Kingsland, Camden County		
REMINDER: Applicants must include comments in section Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round a Failure to do so will result in a one (1) point "Application"	and have no effect on subsequent or future funding round scoring decisions. n Completeness" deduction.	Score Value	Self DCA Score Score
	TOTALS:	92	20 20
6. Transportation service is being publicized to the general public.			
Flexible Pool Choose <u>A or B.</u>			
A. Transit-Oriented Development Choose either option 1 or 2 under A.		6	A. 0 0
1. Site is owned by local transit agency & is strategically targeted by agency to	For ALL options under this scoring criterion, <u>regardless</u> of	1 5	1.
create housing with on site or adjacent access to public transportation	Competitive Pool chosen, provide the information below for the	3	
OR 2. Site is within one (1) mile* of a transit hub	transit agency/service:	4	2.
3. Applicant in A1 or A2 above serves Family tenancy.	<= Enter transit agency/service name here >>	1	3.
B. Access to Public Transportation Choose only one option in B.		3	B. 0 0
1. Site is within 1/4 mile * of an established public transportation stop	<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency	3	1.
OR 2. Site is within 1/2 mile * of an established public transportation stop	website here >>	2	2.
OR 3. Site is within one (1) mile * of an established public transportation stop	<< Enter specific URL/webpage showing established <u>routes</u> from transit agency	1	3.
Rural Pool	website (if different) here >>		
Publicly operated/sponsored and established transit service (including on-call		2	4.
*As measured from an entrance to the site that is accessible to pedestrians and connected by sidew		_	
Scoring Justification per Applicant	and of ostablished podesthan walkways to the transportation hab/stop.		
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:	oss seeing short is refuse requirement and instruction		
B. Source of opinion ltr stating that property appears to meet requiremts for issuance of EPD No Further Action or Limi	tation of Liability Itr		Yes/No Yes/No
C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?			C.
DCA's Comments:			O.
20110 Commonto.			
A QUOTAINADI E DEVELOPMENTO			
6. SUSTAINABLE DEVELOPMENTS		3	0 0
Choose only one. See scoring criteria for further requirements.	<select a="" certification="" devlpmt="" sust=""></select>		
Competitive Pool chosen:	N/A - 4% Bond		
DCA's Green Building for Affordable Housing Training Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">></enter></enter>		
Course - Participation Certificate obtained? Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">></enter></enter>		
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		2	A. Yes/No Yes/No
Project seeks to obtain a sustainable community certification from the program chosen above?		_	
1. EarthCraft Communities			
Date that EarthCraft Communities Memorandum of Participation was executed for the dev	elopment where the project is located:	I	

PART NINE - SCORING CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County		
REMINDER: Applicants must include comments in sections where points are claimed. Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.	Score Value	Self DCA Score Score
TOTA	ALS: 92	20 20
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: commitments for Building Certification: 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review? 2. Project will meet program threshold requirements for Building Sustainability? 3. Owners will program in topost and building manager education in compliance with the point requirements of the respective program?	ne here>>	Yes/No Yes/No 1. 2. 3.
 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? B. Sustainable Building Certification Project commits to obtaining a sustainable building certification from the program chosen above? C. Exceptional Sustainable Building Certification Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen at the proposed building design demonstrates:	1	B. C. Yes/No Yes/No 1. D. O O 1. 2.
3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. Scoring Justification per Applicant	g software	3.
DCA's Comments:		
DOLLO COMMININO.		
7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016)	7	0 0
A & Census Tract Demographics 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/): 2. Less than	3	Yes/No Yes/No
C. Georgia Department of Public Health Stable Communities Per Applicant Per L	DCA 2	0 0
Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable		_ • •
D. Mixed-Income Developments in Stable Communities Market units: 0 Total Units: 55 Mkt Pct of Total: 0.00 DCA's Comments:	0% 2	0 0
2. TRANSFORMATIONAL COMMUNITIES (choose A or B)	10	

	PART NINE - SO	ORING CRITERIA -	2017-0 Hilltop T	errace I, Kingsl	and, Camden C	ounty			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain	cants must include comments only to the corresponding fundin vill result in a one (1) point "Ar	g round and have no effe	ct on subsequent or future	e funding round scoring	decisions.	Score Value		DCA Score
						TOTALS:	92	20	20
	Is this application eligible for two or more points under 2017	Scoring Section 7 Stable C	ommunities, regardle	ss of whether the poi	nts are requested?				
	If applying for sub-section A, is the completed and executed	•	•	• •	•	•			
	If applying for sub-section B, is the completed and executed	DCA Community Transform	nation Plan Certificat	e included in the app	ropriate tab of the a	pplication?			
	Eligibility - The Plan (if Transformation Plan builds on ex	sting Revitalization Plan me	eeting DCA standard			nsformation Plan col			
				Revital Yes/No	ization Plan Yes/No		Yes/No	ormation F	Plan s/No
	a) Clearly delineates targeted area that includes proposed encompass entire surrounding city / municipality / county			a) Enter page nbr			<enter page="" r<="" td=""><td></td><td></td></enter>		
	b) Includes public input and engagement during the planni	•		b)	(3) 1101111 11112		VEINCI page I	101(3) 1101111	Idii iicic>
	, , , , , , , , , , , , , , , , , , , ,			<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter>	ıbr(s) from F	Plan here>
	c) Calls for the rehabilitation or production of affordable re-	ntal housing as a policy goa	ll for the	c)					
	community?	to a form of the artifician	u af	<enter nbr<="" page="" td=""><td>(s) from Plan ></td><td></td><td><enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan >		<enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter>	ıbr(s) from F	Plan here>
	d) Designates implementation measures along w/specific policies & housing activities?	lime frames for achievemen	IT OT	d) <enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter page="" r<="" td=""><td>nbr(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter page="" r<="" td=""><td>nbr(s) from F</td><td>Plan here></td></enter>	nbr(s) from F	Plan here>
	The specific time frames and implementation measures	are current and ongoing?							
	Charles and the small be until and to income and the			<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter page="" r<="" td=""><td>ıbr(s) from F</td><td>Plan here></td></enter>	ıbr(s) from F	Plan here>
	e) Discusses resources that will be utilized to implement the	ne pian?		e) <enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter page="" r<="" td=""><td>nhr(s) from [</td><td>Dlan horo</td></enter></td></enter>	(s) from Plan>		<enter page="" r<="" td=""><td>nhr(s) from [</td><td>Dlan horo</td></enter>	nhr(s) from [Dlan horo
	f) Is included in full in the appropriate tab of the application	n binder?		f)	(3) 1101111 18112		CEITIEI page I	ibi (3) ilolli i	iaii nerez
	Website address (URL) of Revitalization Plan:								
	Website address (URL) of <i>Transformation</i> Plan:								
A.	Community Revitalization						2 A		V (51
	i.) Plan details specific work efforts directly affecting project	t site?			l/i	Enter page nbr(s) here		Yes/No	Yes/No
	ii.) Revitalization Plan has been officially	Date Plan originally adop	ted by Local Govt:		ii.)	Enter page fibr(s) fiere	i	i.)	1
	adopted (and if necessary, renewed) by	Time (#yrs, #mths) from I	Plan Adoption to App	ication Submission D	Date:				
	the Local Govt?	Date(s) Plan reauthorized	/renewed <i>by Local</i> G	overnment, if applica	able:				
	iii.) Public input and engagement <u>during the planning stage</u>a) Date(s) of Public Notice to surrounding community:								
	Publication Name(s)	a)							
	b) Type of event:	b) < <select< td=""><td>Event 1 type>></td><td></td><td><<select 2="" event="" td="" type<=""><td>>></td><td></td><td></td><td></td></select></td></select<>	Event 1 type>>		< <select 2="" event="" td="" type<=""><td>>></td><td></td><td></td><td></td></select>	>>			
	Date(s) of event(s):	,	<u> </u>		31				
	c) Letters of Support from local non- government entities. Type: Entity Name:	,	Entity 1 type>>		< <select 2="" entity="" td="" type<=""><td>>></td><td></td><td></td><td></td></select>	>>			
	Community Revitalization Plan - Application proposes which the property will be located.		ontributes to a written	Community Revitaliz	ation Plan for the s	pecific community in	1 1		
	 Qualified Census Tract and Community Revitalization 	on Plan - Application propo	ses to develop housir	ng that is in a Qualifie	ed Census Tract and	that contributes to a	a , .		
	written Community Revitalization Plan for the specific co		•				1 1 2	. [

Project is in a QCT?

103.020

Eligible Basis Adjustment:

Census Tract Number:

<<Select>>

			PART NINE - SCO	ORING CRITE	RIA - 2017-0	Hilltop Terrac	e I, Kingsla	nd, Camden County				
		<u>Disclaimer:</u> DCA Threshold and S	coring section reviews pertain o	nly to the correspond	omments in sections ding funding round and point "Application Co	have no effect on sub	sequent or future f	runding round scoring decisions.		Score Value	Self Score	DCA Score
			r undro to do 30 M	ii resuit iii u ono (1)	Don't Abblication of	ombiotorioss dodd	alon.	TOTA	LS:	92	20	20
R												
В.	Con	nmunity Transformation P	lan							6	В.	
	Does	s the Applicant reference an exi	sting Community Revitaliz	ation Plan meetir	ng DCA standards?	•						
	1.	Community-Based Team								2	1.	
	Com	nmunity-Based Developer (CBD)	Select at least tw	o out of the three o	options (i, ii and iii	in "a" below, o	r "b").	CBD	1		
		Entity Name	, 			Website		·				
		Contact Name		Direct Line		Email					Yes/No	Yes/No
		CBD has successfully partnere							sed or	1	•	
		existing elsewhere) in the last t	wo years and can docume	nt that these part	nerships have mea		community or i	resident outcomes.		•		
		CBO 1 Name				Purpose:						of Support uded?
		Community/neighborhd where		Disast Line		Website					IIICI	uded?
	-	Contact Name CBO 2 Name		Direct Line		Email					Lottor	of Support
		Community/neighborhd where	partnership occurred			Purpose: Website						uded?
		Contact Name		Direct Line		Email					IIICI	Jucu.
		In the last three years, the CBD					Neiahborhood o	r 2) a targeted area surrounding	a their		ii.	
		development in another Georgi							9			
	l	TI ODD I I I I I	14. 6			5						
٥r		The CBD has been selected as	•	•			for Proposal or	similar public bid process.			iii.	
or	•	The Project Team received a H			_	аѕ а СПОО.					b)	
		nmunity Quarterback (CQB)		See QAP for req					CQB	1		
	I.	CQB is a local community-base Transformation Plan, to increase	•	•		Ū	ū	•	nmunity	Enter pag nbr(s) her		
	ii.	Letter from CQB confirming the				•			it?	1.01(0) 1.01	_	
		CQB Name	,			Website						
		Contact Name		Direct Line		Email						
	2.	Quality Transformation Plan								4	2.	
		Transformation Team has com	pleted Community Engage	ement and Outrea	ach prior to Applica	tion Submission?						
	a)	Public and Private Engagemen	t			Tenancy:	Family					
		Family Applicants must engage	at least <u>two</u> different Tra	nsformation Part	ner types, while Se	nior Applicants m	ust engage at le	east one. Applicant agrees?				
	i.	Transformation Partner 1	<select i<="" td="" transformation=""><td>Partner type></td><td></td><td></td><td>Date of Public</td><td>Meeting 1 between Partners</td><td></td><td></td><td></td><td></td></select>	Partner type>			Date of Public	Meeting 1 between Partners				
		Org Name					Date(s) of publ	ication of meeting notice				
		Website					Publication(s)					
		Contact Name		Direct Line			Social Media					
		Email					Mtg Locatn					
		Role						s were present at Public Mtg 1 l	_	Partners?		
		Transformation Partner 2	<select i<="" td="" transformation=""><td>Prtnr type></td><td></td><td></td><td></td><td>Meeting 2 (optional) between P</td><td>artnrs</td><td></td><td></td><td></td></select>	Prtnr type>				Meeting 2 (optional) between P	artnrs			
		Org Name				specify below:	Date(s) of publ	ication of meeting notice				

	PART	T NINE - SCORING CRITERIA - 20	017-0 Hilltop Terra	ce I, Kingsla	and, Camden County		•	
		EMINDER: Applicants must include comments in s				Score	Self	DCA
		on reviews pertain only to the corresponding funding ro			funding round scoring decisions.	Value		Score
	F	Failure to do so will result in a one (1) point "Appli	cation Completeness" dedi	uction.	TOTALO			
				_	TOTALS	92	20	20
	Website			Publication(s)				
	Contact Name	Direct Line		Social Media				
	Email			Mtg Locatn				
	Role			Which Partner	rs were present at Public Mtg 2 betw	een Partners?		
b) .		either "I" or "ii" below for (b).					Yes/N	o Yes/No
i.		blank survey and itemized summary of result	ts included in correspon	ding tab in applic	cation binder?		1.	
or ::		espondents						
11.	Public Meetings			Dotos: Mta 2	Mta Natica Dublia	ation	ii.	
	Meeting 1 Date			Dates: Mtg 2	Mtg Notice Public qmt met by req'd public mtg betweer		Dortnoro	
	Date(s) of publication of Meeting 1 notice			Public Mig 2 id		Transformati	Parmers?	
	Publication(s) Social Media			Social Media				
				Mtg Locatn				
	Meeting Location Copy(-ies) of published notices provided in	in application hinder?		_	L oublished notices provided in applica	tion hindor?		
c)		in application binder? bint format below the top 5 challenges prever	nting this community from				come popu	lation to
C)		goals and solutions for the Transformation T			al resources (according to reedback	TOTT THE TOW IT	come popu	iation to
i	Local Population Challenge 1		- Carriana i annoio to ac					
	Goal for increasing residents' access							
	Solution and Who Implements							
	Goal for catalyzing neighborhood's access							
	Solution and Who Implements							
ii.	Local Population Challenge 2							
	Goal for increasing residents' access							
	Solution and Who Implements							
	Goal for catalyzing neighborhood's access							
	Solution and Who Implements							
iii.	Local Population Challenge 3							
	Goal for increasing residents' access							
	Solution and Who Implements							
	Goal for catalyzing neighborhood's access							
	Solution and Who Implements							
iv.	Local Population Challenge 4							
	Goal for increasing residents' access							
	Solution and Who Implements							
	Goal for catalyzing neighborhood's access							
	Solution and Who Implements							
V.	Local Population Challenge 5							
	Goal for increasing residents' access							
	Solution and Who Implements							
	Goal for catalyzing neighborhood's access							
	Solution and Who Implements							

	PART NINE - SC	ORING CRITER	RIA - 2017-0	Hilltop Terrac	e I, Kingsland, Camder	County		·
<u>Disclaimer:</u> DCA Threshold and S	coring section reviews pertain	cants must include cor only to the correspondin vill result in a one (1) p	ng funding round and	I have no effect on sub	sequent or future funding round scori	ng decisions.	Score Value	Self DCA Score Score
						TOTALS:	92	20 20
C. Community Investment		-		-			4	
1. Community Improvement Fur	nd Amount / Bala	ance		<u> </u>	Family	<u> </u>	1	1.
Source		Discoul Line		Bank Name			Applicants: P	lease use "Pt IX B-
Contact Email		Direct Line		Account Name Bank Website			Community Ir	mprovmt Narr" tab
Bank Contact		Direct Line		Contact Email			provided.	
Description of		Direct Line		Contact Linan				
Use of Funds								
Narrative of								
how the								
secured funds								
support the Community								
Revitalization								
Plan or								
Community								
Transformation								
Plan.								
2. Long-term Ground Lease							1	2.
a) Projects receives a long-term g								
b) No funds other than what is dis	• • • • • • • • • • • • • • • • • • • •	have been or will be	e paid for the leas	se either directly or	•		_	
3. Third-Party Capital Investmen	nt				Competitive Pool chosen:	N/A - 4% Bond	2	3.
Unrelated Third-Party Name					Colort uprolated 2rd party tyr	205		at Osasalatia a Data
Unrelated Third-Party Type		:		2	<select 3rd="" party="" td="" typ<="" unrelated=""><td>)e></td><td>Improveme</td><td>ent Completion Date</td></select>)e>	Improveme	ent Completion Date
Is 3rd party investment communications of party investment communications. It is a second project to the party investment communication of the par				3 yrs prior to Appi	miles			
Description of Investment or	site in miles, rounded up	to the flext term of	ı a mile		Innes			
Funding Mechanism								
Description of Investment's								
Furtherance of Plan								
Deposition of house the								
Description of how the investment will serve the tenant								
base for the proposed	l.							
development								
Full Cost of Improvement					Total Development Costs (TD	~)·		
as a Percent of TDC:	0.0000%	0.000	00%		4,707,671	<i>5).</i> ☐		
D. Community Designations	0.000070	0.000] (Choose only one		_	10	D

	PART NINE - SCORING CRITE	ERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County				
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspon	comments in sections where points are claimed. ding funding round and have no effect on subsequent or future funding round scoring decisions.) point "Application Completeness" deduction.	Score Value			DCA Score
		TOTALS:	92	2	20	20
	 HUD Choice Neighborhood Implementation (CNI) Grant Purpose Built Communities 			1. 2.		
	Scoring Justification per Applicant					
	DCAIn Comments					
	DCA's Comments:					
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B) Competitive Pool chosen: N/A - 4% Bond	4		0	0
Α.	Phased Developments	Phased Development? No 0	3	A.		
	1. Application is in the Flexible Pool and the proposed project is part of a Ph	ased Development in which one or more phases received an allocation of 9% tax credits wit may receive these points) and at least one phase has commenced construction per that allo	thin the	1.		
	If Yes, indicate DCA Project Nbr and Project Name of the first phase:	Number: Name		•		
	If current application is for third phase, indicate for second phase:	Number: Name				
	2. Was the community originally designed as one development with different	t phases?		2.		
	3. Are any other phases for this project also submitted during the current fun	-		3.		
	4. Was site control over the entire site (including all phases) in place when the	he initial phase was closed?		4.		
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)	3	B.	0	0
	• •	rgia Housing Credit development that has received an award in the last	•			
0.0	1. Five (5) DCA funding cycles		3	1.		
	2. Four (4) DCA funding cycles Previous Projects (Rural Pool)	(choose 1 or 3)	2 4	2. C.	0	0
C.	The proposed development site is within a Local Government bounda	,	4	C	U	
	Within the last Five (5) DCA funding cycles	ny which has not received an award of \$76 Credits.	3	1.		
	2. Since the 2000 DCA Housing Credit Competitive Round	(additional point)	1	2.		
OR	3. Within the last Four (4) DCA funding cycles	(ddallana panty	2	3.		
	Scoring Justification per Applicant		_			
	DCA's Comments:					
10.	MARKET CHARACTERISTICS		2		0	0

PART NINE - SCORING CRITERIA - 2017-0 Hilltop Terrace I, Kingsland, Camden County	<u> </u>			
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.		Score	Self	DCA
Failure to do so will result in a one (1) point "Application Completeness" deduction.	_	Value	Score	Score
	TALS:	92	20	20
For DCA determination:	.,	~ _	Yes/No	
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 s	come tenant	Α.	T US/ING	Yes/INC
base as the proposed project?	same tenant	Λ.		
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 propose	oiect and the	В.		
proposed tenant population?	3,001 22			
C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?		C.		
D. Is the capture rate of a specific bedroom type and market segment over 55%?		D.		
Scoring Justification per Applicant				
DCA's Comments:				
11. EXTENDED AFFORDABILITY COMMITMENT (choose only one)		1	0	0
A. Waiver of Qualified Contract Right		1 A.		
Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?		•		
B. Tenant Ownership		1 B.		
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		
		J	Yes/No	Vec/No
Nonprofit Setaside selection from Project Information tab: Is the applicant claiming these points for this project?			163/140	163/140
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:				
DCA'S COMMENTS.				
13 RURAL PRIORITY Competitive Pool: N/A - 4% Bond Urban or Rural: Rural		2		
To North 2 The First Control C		2		
Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Fai Applicant to designate these points to only one qualified project will result in no points being awarded.	ilure by the	Jnit Total	55	
	.0000% 0)		
		Martin H. Peters	S	
OGP2 0 0.0000% 0 Co-Developer 1 0 0.0	.0000% 0)		
	.0000% 0			
	.0000% T	anya Eastwoo	(
State LP Boston Financial Investment Manager 0.0000% Thomas G. Paramore, Jr.				
Scoring Justification per Applicant DCA's Comments:				
14. DCA COMMUNITY INITIATIVES		2	0	0
A. Georgia Initiative for Community Housing (GICH)		1		

	PART NINE - SCORING CRITE	RIA - 2017-0 Hi	Iltop Terrace	e I, Kingsland, Camden	County			
	REMINDER: Applicants must include oc <u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond Failure to do so will result in a one (1)	ing funding round and hav	ve no effect on subs	sequent or future funding round scoring	g decisions.	Score Value	Self Score	DCA Score
					TOTALS:	92	20	20
	Letter from an eligible Georgia Initiative for Community Housing team that clear	ly:					A. Yes/No	Yes/No
	Identifies the project as located within their GICH community:	· _	< Selec	ct applicable GICH >			1.	
	Is indicative of the community's affordable housing goals				_		2.	
	3. Identifies that the project meets one of the objectives of the GICH Plan						3.	
	4. Is executed by the GICH community's primary or secondary contact on rec	ord w/ University of G	Seorgia Housing	and Demographic Research C	enter as of 5/1/17?		4.	
	5. Has not received a tax credit award in the last three years						5.	
	NOTE: If more than one letter is issued by a GICH community, no	project in that co	mmunity shal	I be awarded this point.				
В.	Designated Military Zones http://www.dca.state.	ga.us/economic/Developn	nentTools/programs	s/militaryZones.asp		1		
	Project site is located within the census tract of a DCA-designated Military Zone	e (MZ).					В.	
	City: Kingsland County: Camden	QCT? No		Census Tract #:	103.020		·	
	Scoring Justification per Applicant			DCA's Comments:				
5.	LEVERAGING OF PUBLIC RESOURCES	Co	ompetitive Po	ol chosen:	N/A - 4% Bond	4	0	0
	Indicate that the following criteria are met:						Yes/No	Yes/No
	a) Funding or assistance provided below is binding and unconditional except a	as set forth in this sec	ction.		Unmet criterion res	ults in no	a)	
	b) Resources will be utilized if the project is selected for funding by DCA.				points!		b)	
	c) Loans are for both construction and permanent financing phases.			UID 004/ NAI	-001		c)	
	d) Loans are for a minimum period of ten years and reflect interest rates at or rates at or below Bank prime loan, as posted on the Federal Reserve H. 15				38 loans must reflect	interest	d)	
	e) Fannie Mae and Freddie Mac ensured loans are not used as consideration		•	•			e)	
	f) If 538 loans are beng considered for points in this section, the funds will be	•	•				f)	
1.	Qualifying Sources - New loans or new grants from the following sour		o, copioo. o.	Amount			Amount	
	a) Federal Home Loan Bank Affordable Housing Program (AHP)		a)		а)		
	b) Replacement Housing Factor Funds or other HUD PHI fund		b)		b			
	c) HOME Funds		c)		С)		
	d) Beltline Grant/Loan		d)		d)		
	e) Historic tax credit proceeds		e)		е)		
	f) Community Development Block Grant (CDBG) program funds		f)		f			
	g) National Housing Trust Fund	a la a a fara d	g)		9			
	 h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving i) Foundation grants, or loans based from grant proceeds per QAP 	g loan tund	h)		h :			
	j) Federal Government grant funds or loans		1)		<u> </u> 			
	Total Qualifying Sources (TQS):		J/	0	,		0	
2		ot Cooto (TDC):	L F		4 1		<u> </u>	
۷.	Point Scale Total Development Scoring Justification per Applicant TQS as a Percen	` ,		4,707,671 0.0000%	-		0.0000%	1
	Scoring Justification per Applicant TQS as a Percen	LOITDG.		0.000070		1	0.0000%	
	DCA's Comments:							
	DOTTO COMMONIO.							

16. INNOVATIVE PROJECT CONCEPT

, OI (gia Department of Community Arians 2017 i unumg Application	1 lousing i mand	, and DC	velopinen	LDIVISIO
	PART NINE - SCORING CRITERIA - 2017-0 Hilltop Terrace I, Kingsl	and, Camden 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 failure to do so will result in a one (1) point "Application Completeness" deduction.	e funding round scoring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	Is the applicant claiming these points?				
	Selection Criteria	Ranking Pts Value Ran	<u>ge</u>	R	anking Pts
	1. Presentation of the project concept narrative in the Application.	0 - 10		1.	
	2. Uniqueness of innovation. 3. Demonstrated realizability of the innovation.	0 - 10 0 - 5		2. 3.	
	3. Demonstrated replicability of the innovation.4. Leveraged operating funding	0 - 5		3. 4.	
	5. Measureable benefit to tenants	0 - 5		5.	
	6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept develop		_	6.	
	DCA's Comments:	0 - 40		Total:	0
	INTEGRATED SUPPORTIVE HOUSING		3	0	0
Α.	. Integrated Supportive Housing/ Section 811 RA 10% of Total	` '	2	A. 0	0
	1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the Total Low Inc.	come Units 53		1.	
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and Min 1 BR LTU is prepared to accept the full utilization by DCA of 10% of the units?		-		
	 Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year]	2.	
	3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?	edi use restriction for all FIXA units:		3.	
	4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?			4.	
R	. Target Population Preference		3	В. 0	0
υ.	 Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has el preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV- 		J	1.	
	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 population?	ment units: 0	0.0%	2.	
	Scoring Justification per Applicant				
	DCA's Comments:				
	DCA'S COMMENTS.				
1 2	HISTORIC PRESERVATION (choose A or B)		2	0	0
10.		lit Equity:	1		
_		· · ·]		
Α.	 Historic <u>and</u> Adaptive Reuse The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units 	otive reuse units: 0 55	2	Α.	
	certified historic structure.	0.00%			
	Enter here Applicant's Narrative of how building will be reused >>	0.0070			
P	Historic Nbr Historic v	unite:	1 1	В.	
Ď.	The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Total Units	units: 0 55	'	٥.	
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%	1		
	DCA's Comments:				

	PART NINE - SCO	ORING CRITERIA - 2017-0 Hilltop Terrace I, Kingsla	nd, Camden C	ounty			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain o	Ints must include comments in sections where points are claimed. Inly to the corresponding funding round and have no effect on subsequent or future fill result in a one (1) point "Application Completeness" deduction.	funding round scoring	decisions.	Score Value	Self Score	DCA Score
				TOTALS:	92	20	20
19.	HEALTHY HOUSING INITIATIVES	(choose A or B or C)			3	0	0
	Pre-requisites:					Agree or Y/I	Agree or Y/N
	1. In Application submitted, Applicant used the following nee	eds data to more efficiently target the proposed initiative for a propose	ed property:				
	a) A local Community Health Needs Assessment (CHNA)						
	, ,	http://www.countyhealthrankings.org/health-gaps/georgi	<u>ia</u>				
	c) The Center for Disease Control and Prevention – Commu						
	2. The Applicant identified target healthy initiatives to local of						
	Explain the need for the targeted health initiative propose	d in this section.					
A.	Preventive Health Screening/Wellness Program for				3	0	0
	a) Applicants agrees to provide on-site preventive healthb) The services will be provided at least monthly and be	screenings and or Wellness Services at the proposed project?				a) b)	
	· · · · · · · · · · · · · · · · · · ·	preventive health care education and information for the residents?				c)	
	2. Description of Service (Enter "N/a" if necessary)			Occurren	ce	Cost to	Resident
	a)						
	b)						
	c)d)						
B	Healthy Eating Initiative				2	0	0
υ.	Applicant agrees to provide a Healthy Eating Initiative, as defined as the state of	ned in the QAP, at the proposed project?			_	0	U
	. •	 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 constructio e) Meet the additional criteria outlined in DCA's Architectural Manual 		ebook?		a) b) c) d) e)	
	2. The monthly healthy eating programs will be provided free	e of charge to the residents and will feature related events?				2.	
	Description of Monthly Healthy Eating Programs	ı	Description of Rela	ated Event			
	a)						
	b)						

PART NINE - SCORIN	IG CRITERIA - 2017-0 H	lilltop Terrac	e I, Kingsla	nd, Camden C	ounty			
Disclaimer: DCA Threshold and Scoring section reviews pertain only to t	ust include comments in sections with a corresponding funding round and hill in a one (1) point "Application Cor	ave no effect on sub	sequent or future	funding round scoring	decisions. TOTALS:	Score Value 92	Self Score	DCA Score
d)					TOTALS.	32	20	20
d)						2		
C. Healthy Activity Initiative Applicant agrees to provide a Healthy Activity Initiative, as defined in	in the OAP, at the proposed proj	ect?	<< If Agree er	iter type of Healthy	Activity Initiative her	2	0	0
1. The dedicated multi-purpose walking trail that is ½ mile or long			11 / 1g/00, 0/	nor type or ricaning	Trouvity miliative fier			
a) Be well illuminated?	a)			f) Provide trash re		f)		
b) Contain an asphalt or concrete surface?	b)				onal criteria outlined i ual – Amenities Guide			
c) Include benches or sitting areas throughout course of trail?d) Provide distance signage?	c) d)			Alcinieciulai Marii	iai – Amemiles Guide	:DOOK !		
e) Provide 1 piece of fitness equipment per every 1/8 mile of trail?	,			Length of Trail			r	miles
2. The monthly educational information will be provided free of ch	narge to the residents on related	events?				2.		
Scoring Justification per Applicant								
DCA's Comments:								
20. QUALITY EDUCATION AREAS Application develops a property located in the attendance zone of o	one or more high-performing sch	ools as determir	ed by the state	CCRPI?		3	0	0
NOTE: 2013-2016 District / School System - from	n state CCRPI website:					1		
CCRPI Data Must Tenancy		amily				•		
Be Used If Charter school used, does it	t have a designated (not district	,						
Cree	don Comind OL 1 OL 10			n School Years Er		Average CCRPI	CCRF	
School Name (non-state continues)	des Served Charter School?	2013	2014	2015	2016	Score	State Ave	rage?
a) Primary/Elementary b) Middle/Junior High								
c) High								
d) Primary/Elementary							 	
e) Middle/Junior High								-
f) High								
Scoring Justification per Applicant	_			*		•		
DCA's Comments:								
21. WORKFORCE HOUSING NEED (choose A or B)	(Must use 2014 da	ta from "OnTheN	1ap" tool, but 2	015 data may be ι	used if available)	2	0	0

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

	,	,	PART NINE - SCORING CRITE	RIA - 2017-0	Hilltop Terrac	ce I, Kingsl	and, Camden	County			
	<u>Disclaimer:</u> D	CA Threshold and Sc	REMINDER: Applicants must include oring section reviews pertain only to the corresponding Failure to do so will result in a one (1)	ding funding round and	have no effect on sul	bsequent or future	e funding round scoring	g decisions.	Score Value	Self Score	DCA Score
								TOTALS:	92	20	20
OR	B. Exceed the mi	nimum jobs thres	hold by 50%						2	-	
	Jobs Threshold	City of Atlanta	(Cherokee, Clayton, Cobb			Gwinnett, Hen	ry and Rockdale co	ounties)	Other MSA	Rural Area	_
	Minimum	20,000			15,000				6,000	3,000	
	Project Site										
	Min Exceeded by:	0.00%			0.00%				0.00%	0.00%	
	Total Nbr of Jobs w Nbr of Jobs in 2-mi	u/in the 2-mile rad le radius w/ worke s w/in the 2-mile ra	(from chart above) Nbr of Jobs: ius: ers who travel > 10 miles to work: adius w/ workers travelling over 10 miles	Per Applicant 0.00%	Per DCA 0.00%]	Project City Project County HUD SA MSA / Non-MSA Urban or Rural	Kingsland Camden Camden Co. Non-MSA Rural			
	DCA's Comments:	/DEDEGRA									
22.	COMPLIANCE Base Score Deductions Additions Scoring Justification		ANCE						10	10	10
	DCA's Comments:										
					EXCEPTIONAL	L NONPROF	IT POINTS DNCEPT POINT	s	92	20	20 0 0
				NET POSSIBI	LE SCORE W	ITHOUT DO	CA EXTRA PO	INTS			20

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

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

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

Hilltop Terrace I Kingsland, Camden County

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

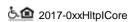
Georgia Department of Community Affairs

DRAFT 2017 Funding Application

Housing Finance and Development Division

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

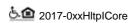
Hilltop Terrace I Kingsland, Camden County



Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Hilltop Terrace I Kingsland, Camden County

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



Scoring Section 16 - Innovative Project Concept Narrative

Hilltop Terrace I Kingsland, Camden County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Martin H. Petersen	Manager
Printed Name	Title
Signature	Date
	[SEAL]

	Specification LIHTC		<u>Scale</u> Per Project Per Project	Flexible Pool Rural Pool Extraordinary Circumst	ances Walver			Minimum n/a n/a n/a	Maximum 950,000 850,000 1,200,000	
	HOME HUD PIH Office of Capital Impro	wements - Total Development Costs	Per Owner Per Round Per Project	% of HOME funds available)				n/a 1,000,000 n/a	1,800,000 2,000,000 25%	
		Unit TDC Limit by Bedroom Size		Historic / CTO				edroom Size		
MSA Type Albany Detached		2 3 191,153 233,904	4+ 275,297	MSA Type Albany Detache		173,261	210,268	3 257,294	4+ 302,826	
Albany Elevator Albany Row Hous Albany Walkup	97,421 136,390 112,781 147,999 93,491 129,089	175,358 233,811 180,148 221,709 163,659 213,583	292,264 263,370 266,118	Albany Elevator Albany Row Ho Albany Walkup	107,163 use 124,059 102,840	150,029 162,798 141,997	192,893 198,162 180,024	257,192 243,879 234,941	321,490 289,707 292,729	
Athens Detached/ Athens Elevator		197,155 241,296 180,857 241,143	284,013 301,429	Athens Detache Athens Elevator		178,677 154,733	216,870 198,942	265,425 265,257	312,414 331,571	
Athens Row Hous Athens Walkup		185,753 228,661 168,552 219,940	271,655 274,032	Athens Row Hor Athens Walkup		167,836 146,256	204,328	251,527 241.934	298,820 301,435	
Atlanta Detached/ Atlanta Elevator	Sei 139,407 182,430 112,784 157,897	221,255 270,488 203,010 270,681	318,270 338,351	Atlanta Detache Atlanta Elevator	d/Se 153,347 124,062	200,673 173,686	243,380 223,311	297,536 297,749	350,097 372,186	
Atlanta Row Hous Atlanta Walkup	e 130,931 171,658 108,868 150,379	208,792 256,678 190,725 249,057	304,763 310,346	Atlanta Row Ho Atlanta Walkup		188,823 165,416	229,671 209,797	282,345 273,962	335,239 341,380	
Augusta Detached/ Augusta Elevator		203,317 248,031 186,630 248,840	291,664 311.050	Augusta Detache Augusta Elevator		184,672 159,672	223,648	272,834 273,724	320,830 342,155	
Augusta Row Hous Augusta Walkup		192,445 235,984 177,997 232,756	279,881 290,094	Augusta Row Ho Augusta Walkup		174,335 154,240	211,689 195,796	259,582 256,031	307,869 319,103	
Chattanooga Detached/ Chattanooga Elevator		211,588 258,924 194,102 258,803	304,750 323,504	Chattnooga Detache Chattnooga Elevator		191,775 166.064	232,746	284,816 284,683	335,225 355.854	
Chattanooga Row Hous Chattanooga Walkup		199,390 245,408 181,076 236,303	291,530 294,424	Chattnooga Row Ho Chattnooga Walkup		180,178 157,113	219,329 199,183	269,948 259,933	320,683 323,866	
Columbus Detached		192,390 235,232 176,521 235,361	276,796 294,201	Columbus Detache Columbus Elevator		174,476 151,023	211,629	258,755 258,897	304,475 323,621	
Columbus Row Hous Columbus Walkup		176,521 235,361 181,518 223,185 165,678 216,331	265,013 269,563	Columbus Row Hor Columbus Walkup		164,140 143,701	199,669 182,245	245,503 237,964	291,514 296,519	
Macon Detached! Macon Elevator		194,750 238,357 178,650 238,200	280,557 297,750	Macon Detache Macon Elevator		176,493 152.845	214,225 196,515	262,192 262,020	296,519 308,612 327,525	
Macon Row House	e 114,820 150,709	183,480 225,870	268,343	Macon Row Ho	use 126,302	165,779	201,828	248,457	295,177	
Macon Walkup Savannah Detached/		166,465 217,213 204,394 250,016	270,634 294,230	Macon Walkup Savannah Detache		144,446 185,308	183,111 224,833	238,934 275,017	297,697 323,653	
Savannah Elevator Savannah Row Hous		187,519 250,025 192,727 237,087	312,532 281,584	Savannah Elevator Savannah Row Hor		160,432 174,216	206,270 211,999	275,027 260,795	343,785 309,742	
Savannah Walkup Valdosta Detached	201 117,010 104,420	175,464 229,044 187,511 229,637	285,392 270,341	Savannah Walkup Valdosta Detache		152,216 169,862	193,010 206,262	251,948 252,600	313,931 297,375	
Valdosta Elevator Valdosta Row Hous		171,988 229,318 176,506 217,443	286,647 258,414	Valdosta Elevator Valdosta Row Hor		147,145 159,399	189,186 194,156	252,249 239,187	315,311 284,255	
Valdosta Walkup	91,210 125,895 HOME 221(d)(3) Unit Subsidy L	159,553 208,108 imits	259,274	Valdosta Walkup	100,331	138,484	175,508	228,918	285,201	
	Unit Cost Limit		0 BR 1 BR 110,481 126,64	2 BR 3 BF 7 154,003 199,23				Minimum 1,000	Maximum 0	Maximum is project-sp
alegory	Specification		Scale					Minimum	Maximum	
innual Operating Expenses Annual Operating Expenses	Urban City of Atlanta		Per Unit					4,500	n/a	
	Other MSA Rural MSA		Per Unit Per Unit					4,000 3,500	n/a n/a	
	Non-MSA w/out U Non-MSA with US		Per Unit Per Unit					3,000	n/a n/a	
Replacement Reserve Pymt	Rehab New		Per Unit					350 250	n/a n/a	
	Single Family and Duplex Historic Rehab		Per Unit Per Unit					420 420	n/a n/a	
levelopment Costs										
Pre-Development Costs	Tax Credit Application Fee Tax Credit Application Fee		Per Project - For Profit Per Project - Nonprofit	r Joint Venture				5,	500 500	
	Tax Credit Letter of Determination DCA HOME Consent Loan Pre-	Application Fee	Per Project - For Profit	r Joint Venture				1,	000	
Hard Costs	DCA HOME Consent Loan Pre- Rehab	Application Fee		nard costs - not including con	mmunity bldgs and co	ommon areas.		25,000	oo see UCL	
Construction Contingency	New		LESSER OF % of Con- OR Dollar amount	truction Hard Costs				N/A N/A	5% 500,000	
	Rehab		LESSER OF % of Con-	truction Hard Costs				N/A N/A	7% 500,000	
Builder Profit Builder's Overhead	n/a n/a		% of (Construction Har % of (Construction Har	Costs, exclusive of Conting Costs, exclusive of Conting	ency and Contractor	Svcs)		n/a n/a	6% 2%	
General Requirements (occlusive of Contractor Svcs) Professional Services	n/a Green Building Consultant Fee		% of (Construction Han	Costs, exclusive of Conting	ency and Contractor	Svcs)		n/a n/a	6% 20.000	
DCA-Related Costs	LIHTC Allocation Fee 4% LIHTC IRS Form 8609 Fee		Percent of Credit Requ Percent of Credit Requ					8	%	
	HOME Front-End Analysis Fee	s. Post Award Project Concept Amendmen							000 500	
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) USDA 515 or LIREA Fee	Per Unit Per Unit					800 400	n/a n/a	
		Single Family Detached or Duplex fee HOME	Per Dwelling Per Unit					1500 750	n/a n/a	
Developer's Fee		Non-compliant Reinspection Fee	Per Unit or File Maximum	Plus travel					75 0,000	
Detailper 31 cc	Identity of Interest	New Construction		nt for 4% bond applications				2,50		
	identity of interest	Acq / Rhb Acq portion Rhb portion	% of Existing Structures	acquisition cost (including A DF - uw Land - Acq Lgl Fees	cquisition Legal Fees	i)		1:	5% 5%	
		Rehabilitation ### DF to bidg acq	% of (TDC - budgeted I	F - uw Land - Acq Lgl Fees	- Existing Structures	i)		1	5%	
	No Identity of Interest	% or to blog acq		- uw Land - budgeted DF -	Bldr profit)				5%	
	Deferred DF Term (Years)		OR percentage propos	u				0	? 15	
	Deferred DF % of Total DF		Miths of Year 1 Debt Se					0% 6	50% n/a	
Operating Deficit Reserve			Miths of Year 1 O&M Ex Miths of projected opera					6 3	n/a n/a	
Rent-Up Reserve			Per Project					3,	000	
			1 2 70% 80%	3 4 90% Base	5 108%	6 116%	7	8 132%		
Rent-Up Reserve LHTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjustm	ents for Rent Calculations							2	%	
Renfi Up Reserve LiHTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjustm Revenus Growth Rate VAC Loss Rate (Non-PBRAVLSDA)	ents for Rent Calculations		Per Operation Year Per Operation Year					7		
Rent-Lip Reserve LHTIC Final Inspection Fee LHTIC Final Inspection Fee Number of Persons in Family and Percentage Adjustr Revenus Growth Rate V&C Loss Rate (Non-PBRAUSDA) V&C Loss Rate (PBRAUSDA)	ents for Rent Calculations		Per Operation Year	,				7	% %	
Renfi Up Reserve LiHTC Final Inspection Fee roforma Operating Forecast Number of Persons in Family and Percentage Adjustm Revenus Growth Rate VAC Loss Rate (Non-PBRAVLSDA)	ents for Rent Calculations		Per Operation Year Per Operation Year Per Operation Year					3	%	
Ross Lip Reserve LiHTC Final Inspection Fee LiHTC Final Inspection Fee LiHTC Final Inspection Fee Number of Persons in Family and Percentage Adjustra Revenue Growth Rate VALC Loss Rate (RehPSBAULSDA) VALC Loss Rate (RehPSBAULSDA) Operating Expense Crowth Rate Replacement Reserve Annual Payment Growth Rate	Nonprofit		Per Operation Year Per Operation Year Per Operation Year Per Operation Year Per Operation Year Per Operation Year Percent of available 9%	credit pool				3 3 0	% % % %	
Rent-lip Reserve LIHTC Frail repection Fee The Team Repection Fee The Team Repection Fee The Team Repection Fee Team Revenue Growth Rate Vict Loss Rate (Work PERAL/SDA) VIct Loss Rate (Work PERAL/SDA) VIct Loss Rate (WORK VICT) Vict Loss	Nonprofit CHIO Rural		Per Operation Year Percent of available 9% Amount from state HO! Percent of available 9%	credit pool IE allocation credit pool				3 3 0 11 4,00	% 96 96 96 96 976 976 976 976 976 976 976	
Ront-lip Reserve LIHTC Final Inspection Fee LIHTC Final Inspection Fee LIHTC Final Inspection Fee Number of Persons in Family and Percentage Adjustm Revenue Growth Rate VAL Loss Rate (Reh-PBRAUSDA) VAL Loss Rate (Reh-PBRAUSDA) Operating Expense Crowth Rate Replacement Reserve Annual Payment Growth Rate elastidis	Nonprofit CHDO		Per Operation Year Per Operation Year Per Operation Year Per Operation Year Per Operation Year Per Operation Year Percent of available 9% Amount from state HO!	credit pool IE allocation credit pool				3 3 0 11 4,00	% 96 96 96 976 976 976 976 976 976 976 97	
Ront-lip Reserve LIHTC Final Inspection Fee LIHTC Final Inspection Fee LIHTC Final Inspection Fee Number of Persons in Family and Percentage Adjustm Revenue Growth Rate VAL Loss Rate (Reh-PBRAUSDA) VAL Loss Rate (Reh-PBRAUSDA) Operating Expense Crowth Rate Replacement Reserve Annual Payment Growth Rate elastidis	Nonprofit CHIO Rural		Per Operation Year Percent of available 9% Amount from state HO! Percent of available 9%	credit pool HE allocation credit pool credit pool				33 3 0 0 11 4,00	% % % % % % % % % % % % % % % % % % %	

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

	2016											
Area	AMI	State	County Name		(Non)Metropolitan SA	MSA?		EMR MSA		Tax-Exempt.		County
Albany Appling Co.	41,700 45,800	AL AK	Appling Atkinson	South South	Appling Co. Atkinson Co.	Non-MSA Non-MSA	Appling Coun Atkinson Cou	N N	Rural Rural	Abbeville Housing Authority Acworth Downtown Development Authority	Abbeville Acworth	Wilcox Cobb
Athens-Clarke Cc	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon County	N	Rural	Adairsville Development Authority	Adairsville	Bartow
Alkinson Co. Atlanta-Sandy Sp	35,400 67,500	AR CA	Baker Baldwin	South North	Albany Baldwin Co.	MSA Non-MSA	Albany, GA M Baldwin Cour	N N	Urban Rural	Adairsville Downtown Development Authority Albany-Dougherty Inner City Authority	Adel Adrian	Cook Johnson
Augusta-Richmor	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County	N	Rural	Alma Downtown Development Authority	Alley	Montgomery
Bacon Co. Baldwin Co.	49,400 50,000	CT DE	Barrow Bartow	North North	Atlanta-Sandy Springs-Marietta Atlanta-Sandy Springs-Marietta	MSA MSA	Atlanta-Sandy Atlanta-Sandy	Y	Urban Urban	Arabi Industrial Development Authority Arlington Housing Authority	Alamo Alapaha	Wheeler Berrien
Banks Co. Ren Hill Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Coun	N	Rural			Dougherty
Ben Hill Co. Berrien Co.	36,200 43.700	FL GA	Berrien Bibb	South North	Berrien Co. Macon	Non-MSA MSA	Berrien Coun Macon, GA M	N Y	Rural Urban	Atkinson County-Coffee County Joint Development Author Atlanta Development Authority	Aldora Allenhurst	Lamar Liberty
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cour	N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wikinson
Brunswick Bulloch Co.	49,700 50,000	ID IL	Brantley Brooks	South South	Brunswick Valdosta	MSA MSA	Brunswick, G. Valdosta, GA	Y	Urban Urban	Bacon County Development Authority Banks/Habersham Counties Joint Development Authority	Alma Alpharetta	Bacon Fulton
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, Gi	Y	Urban	Barnesville Housing Authority	Alston	Montgomery
Calhoun Co. Camden Co.	40,600 61.700	IA KS	Bulloch Burke	South South	Bulloch Co. Augusta-Richmond Co.	Non-MSA MSA	Bulloch Coun Augusta-Rich	N Y	Rural Rural	Bartow-Cartersville Joint Development Authority Ben Hill-Irwin Area Joint Development Authority	Alto Ambrose	Habersham Coffee
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y	Rural	Berrien County Development Authority	Americus	Sumter
Charlton Co. Chattanooga	51,400 61,300	LA ME	Calhoun Camden	South South	Calhoun Co. Camden Co.	Non-MSA Non-MSA	Calhoun Cou Camden Cou	N N	Rural	Boston Downtown Development Authority Bowdon Housing Authority	Andersonville Appling	Sumter Columbia
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N	Rural	Brantley County Development Authority	Arabi	Crisp
Clay Co. Clinch Co.	29,100 43,900	MA MI	Carroll Caloosa	North North	Atlanta-Sandy Springs-Marietta Chattanooga	MSA MSA	Atlanta-Sandy Chattanooga,	Ϋ́Υ	Urban Rural	Bremen Housing Authority Brooks County Development Authority	Aragon Arcade	Polk Jackson
Coffee Co. Colquitt Co.	43,100 39.800	MN MS	Charlton Chatham	South South	Charlton Co. Savannah	Non-MSA MSA	Charlton Cou Savannah Gu	N Y	Rural Urban	Brunswick and Glynn County Development Authority Brvan County-Pembroke Development Authority	Argyle Arlington	Clinch Calhoun
Columbus	39,800 51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G	Y	Rural	Butts, Henry, Lamar and Spalding County Joint Developme		Calnoun Oglethorpe
Cook Co.	44,900 44.100	MT NE	Chattooga Cherokee	North	Chattooga Co.	Non-MSA MSA	Chattooga Cc Atlanta-Sand	N	Rural	Byron Development Authority	Ashburn Athens	Turner Clarke
Crisp Co. Dalton	45,300	NE NV	Clarke	North North	Atlanta-Sandy Springs-Marietta Athens-Clarke Co.	MSA	Atlanta-Sandy Athens-Clarks	Ϋ́Υ	Urban Urban	Byron Downtown Development Authority Byron Redevelopment Authority	Athens Atlanta	Clarke Fulton
Decatur Co. Dodge Co.	43,600 51,400	NH NJ	Clay	South North	Clay Co.	Non-MSA MSA	Clay County, Atlanta-Sandy	N	Rural	Calhoun Downtown Development Authority Camden County Joint Development Authority	Attapulgus Auburn	Decatur Barrow
Dooly Co.	39,600	NM	Clayton Clinch	South	Atlanta-Sandy Springs-Marietta Clinch Co.	Non-MSA	Clinch County	N	Urban Rural	Canton Development Authority	Augusta	Richmond
Early Co. Elbert Co.	41,800 42.500	NY NC	Cobb Coffee	North South	Atlanta-Sandy Springs-Marietta Coffee Co.	MSA Non-MSA	Atlanta-Sandy Coffee Count	Y N	Urban Rural	Carrollton Redevelopment Authority	Austell Avalon	Cobb Stephens
Emanuel Co.	38,400	ND ND	Colquitt	South	Colquit Co.	Non-MSA	Colquitt Coun	N	Rural	Cartersville Development Authority Cartersville Downtown Development Authority	Avera	Jefferson
Evans Co.	47,600 41.900	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Catoosa County Development Authority Cedartown Development Authority	Avondale Estati	
Fannin Co. Franklin Co.	47,100	OK OR	Cook Coweta	South North	Cook Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Cook County Atlanta-Sandy	N Y	Rural Urban	Cedartown Downtown Development Authority	Baconton Bainbridge	Mitchell Decatur
Gainesville Gilmer Co.	53,000 45,800	PA RI	Crawford	North South	Macon	MSA Non-MSA	Macon, GA M	Y N	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham Cherokee
Glascock Co.	45,800 50,600	SC	Crisp Dade	North	Crisp Co. Chattanooga	MSA MSA	Crisp County Chattanooga,	Y	Rural	Central Savannah River Area Unified Development Authori Central Valdosta Development Authority		Lamar
Gordon Co.	50,100	SD TN	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Chatham-Savannah Authority for the Homeless Chattooga County Development Authority	Bartow	Jefferson
Grady Co. Greene Co.	39,800 52,300	TX	Decatur Dekalb	South North	Decatur Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Decatur Cour Atlanta-Sandy	N Y	Rural Urban	Cherokee County Development Authority	Barwick Baxley	Thomas Appling
Habersham Co. Hancock Co.	49,900 36,700	UT VT	Dodge Dooly	South South	Dodge Co. Dooly Co.	Non-MSA Non-MSA	Dodge County Dooly County	N N	Rural	City of Alpharetta Development Authority City of Barnesville and County of Lamar Development Auth	Bellville Belvedere Park	Evans
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA MSA	Albany, GA M	Y	Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett
Hart Co. Hinesville - Fort S	48,700 46,700	WA WV	Douglas	North South	Atlanta-Sandy Springs-Marietta	MSA Non-MSA	Atlanta-Sandy	Y	Urban	City of Claxton Downtown Development Authority	Berlin Rethlehem	Colquitt Barrow
Irwin Co.	46,700 51,400	WI	Early Echols	South	Early Co. Valdosta	MSA MSA	Early County, Valdosta, GA	N Y	Rural	City of Clayton Downtown Development Authority City of Commerce Downtown Development Authority	Between	Walton
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA Non-MSA	Savannah, Gi	Y	Rural	City of Cumming Development Authority		Muscogee
Jeff Davis Co. Jefferson Co.	43,700 35,700		Elbert Emanuel	North South	Elbert Co. Emanuel Co.	Non-MSA Non-MSA	Elbert County Emanuel Cou	N N	Rural	City of Dawson Development Authority City of Dublin and County of Laurens Development Authori		Oconee Pierce
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans County	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry
Johnson Co. Lamar Co.	44,800 51,100		Fannin Fayette	North North	Fannin Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Fannin Count Atlanta-Sandy	N Y	Rural Urban	City of Fayetteville Downtown Development Authority City of Jesup Downtown Development Authority	Blairsville Blakely	Union Early
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y	Urban	City of Stockbridge, Georgia Downtown Development Auth	Bloomingdale	Chatham
Lincoln Co. Long Co.	44,000 51,900		Forsyth Franklin	North North	Atlanta-Sandy Springs-Marietta Franklin Co.	MSA Non-MSA	Atlanta-Sandy Franklin Cour	N N	Urban Rural	City of Sugar Hill Downtown Development Authority City of Sylvania Downtown Development Authority	Blue Ridge Bluffton	Fannin Clay
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta Gilmer Co.	MSA Non-MSA	Atlanta-Sandy Glimer Count	Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond Oconee
Macon Macon Co.	48,100 38,700		Glimer Glascock	North North	Glascock Co.	Non-MSA Non-MSA	Glascock Cou	N N	Rural	City of Willacoochee Development Authority Clay County Development Authority	Bogart Bonanza	Clayton
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G.	Y	Urban	Clinch County Development Authority	Boston	Thomas
Miler Co. Mitchell Co.	42,100 42,600		Gordon Grady	North South	Gordon Co. Grady Co.	Non-MSA Non-MSA	Gordon Cour Grady County	N N	Rural	Consolidated Housing Authority of Talbot County, Georgia Coweta County Development Authority	Bostwick Bowdon	Morgan Carroll
Monroe Co. Montgomery Co.	59,000 44.100		Greene Gwinnett	North North	Greene Co.	Non-MSA MSA	Greene Cour Atlanta-Sand	N Y	Rural Urban	Coweta, Fayette, Meriwether Joint Development Authority Crisp-Dooly Joint Development Authority	Bowersville Bowman	Hart Elbert
Morgan Co.	56,500		Habersham	North	Atlanta-Sandy Springs-Marietta Habersham Co.	Non-MSA	Habersham (N N	Rural	Dahlonega Downtown Development Authority	Braselton	Jackson
Murray Co. Peach Co.	46,000 53.900		Hall Hancock	North North	Gainesville Hancock Co.	MSA Non-MSA	Gainesville, G Hancock Cou	Y N	Urban Rural	Development Authority for the City of Savannah Development Authority of Appling County	Braswell Bremen	Paulding Haralson
Pierce Co.	49,000		Haralson	North	Haralson Co.	MSA MSA	Haralson Cou	Y	Rural	Development Authority of Alkinson County	Brinson	Decatur
Polk Co. Pulaski Co.	50,000 49,500		Harris Hart	North North	Columbus Hart Co.	MSA Non-MSA	Columbus, G Hart County,	Y N	Rural	Development Authority of Bainbridge and Decatur County Development Authority of Baker County	Bronwood Brookhaven	Terrell DeKalb
Putnam Co.	52,700		Heard	North	Atlanta-Sandy Springs-Marietta	MSA MSA	Atlanta-Sandy	Y	Urban	Development Authority of Banks County	Brooklet	Bulloch
Quitman Co. Rabun Co.	34,200 52,200		Henry Houston	North North	Atlanta-Sandy Springs-Marietta Warner Robins	MSA MSA	Atlanta-Sandy Warner Robin	Y	Urban Urban	Development Authority of Bartow County Development Authority of Ben Hill County	Brooks Broxton	Fayette Coffee
Randolph Co.	36,900		Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N	Rural	Development Authority of Bibb County	Brunswick	Glynn
Rome Savannah	48,600 63.500		Jackson	North North	Jackson Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Jackson Cour Atlanta-Sandy	N	Rural Urban	Development Authority of Brooks County, Georgia Development Authority of Bulloch County	Buchanan Buckhead	Haralson Morgan
Schley Co.	53,800		Jasper Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N	Rural	Development Authority of Burke County	Buena Vista	Marion
Screven Co. Seminale Co.	47,800 39,200		Jefferson Jenkins	North South	Jefferson Co. Jenkins Co.	Non-MSA Non-MSA	Jefferson Cou Jenkins Coun	N N	Rural	Development Authority of Butts County Development Authority of Carroll County	Buford Butler	Gwinnett Taylor
Stephens Co.	48,200		Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N	Rural	Development Authority of Cartersville	Byromville	Dooly
Stewart Co. Sumter Co.	33,400 44.300		Jones Lamar	North North	Macon Lamar Co.	MSA MSA	Macon, GA M Lamar Count	Y	Rural	Development Authority of Catoosa County Development Authority of Chattooga County	Byron Cadwell	Peach Laurens
Talbot Co.	40,000		Lanier	South	Valdosta	MSA	Valdosta, GA	Y	Rural	Development Authority of Cherokee County	Cairo	Grady
Tallaferro Co. Tattnall Co.	37,500 48,400		Laurens Lee	North South	Laurens Co. Albany	Non-MSA MSA	Laurens Cou Albany, GA M	N Y	Rural	Development Authority of City of Edison, Georgia Development Authority of Clayton County	Calhoun Calvary	Gordon Grady
Taylor Co.	35,900		Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-For	Ý	Urban	Development Authority of Cobb County	Camak	Warren
Telfair Co. Thomas Co.	34,500 44.000		Lincoln Long	North South	Lincoln Co. Long Co.	MSA MSA	Lincoln Coun Long County,	Y	Rural	Development Authority of Columbia County Development Authority of Columbus, Georgia	Camilla Candler-McAfe	Mitchell
Tift Co.	42,800		Lowndes	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Development Authority of Conyers, Georgia	Canon	Franklin
Toombs Co. Towns Co.	47,700 46.900		Lumpkin Macon	North North	Lumpkin Co. Macon Co.	Non-MSA Non-MSA	Lumpkin Cou Macon Count	N N	Rural	Development Authority of Coweta County Development Authority of Crawford County	Canoochee Canton	Emanuel Cherokee
Treutlen Co.	47,500		Madison	North	Athens-Clarke Co.	MSA	Athens-Clarks	Ϋ́	Rural	Development Authority of Crisp County	Carl	Barrow
Troup Co. Turner Co.	52,000 35,100		Marion McDuffle	North North	Columbus Augusta-Richmond Co.	MSA MSA	Columbus, G Augusta-Rich	Y	Rural	Development Authority of Dawson County Development Authority of DeKalb County	Carlton Carnesville	Madison Franklin
Union Co.	49,000		McIntosh	South	Brunswick	MSA	Brunswick, G.	Y	Rural	Development Authority of Dougherty County	Carrolton	Carroll
Upson Co. Valdosta	44,700 50.300		Meriwether Miler	North South	Meriwether Co. Miler Co.	MSA Non-MSA	Meriwether C Miller County,	Y N	Rural	Development Authority of Douglas County Development Authority of Early County	Cartersville Cave Spring	Bartow Floyd
Ware Co.	47,700		Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Coun	N	Rural	Development Authority of Effingham County	Cedl	Cook
Warner Robins Warren Co.	59,300 34.900		Monroe Montgomery	North South	Monroe Co. Montgomery Co.	MSA Non-MSA	Monroe Cour Montgomery	Y N	Rural	Development Authority of Elbert County, Elberton and Bow Development Authority of Emanuel County	Cedar Springs Cedartown	Early Polk
Washington Co.	47,000		Morgan	North	Morgan Co.	MSA	Morgan Cour	Y	Rural	Development Authority of Emanuel County and the City of	Centerville	Houston
Wayne Co. Webster Co.	44,600 52,800		Murray Muscogee	North North	Murray Co. Columbus	MSA MSA	Murray Coun Columbus, G	Y	Rural Urban	Development Authority of Fairburn Development Authority of Floyd County	Centralhatchee Chamblee	Heard DeKalb
Wheeler Co.	32,400		Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ý	Urban	Development Authority of Forsyth County	Chatsworth	Murray
White Co. Wilcox Co.	52,600 39.600		Oconee Oglethorpe	North North	Athens-Clarke Co. Athens-Clarke Co.	MSA MSA	Athens-Clarki Athens-Clarki	Y	Rural	Development Authority of Fulton County Development Authority of Gordon County	Chattahoochee Chattanooga V	
Wikes Co.	40,600		Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of Gwinnett County	Chauncey	Dodge
Wikinson Co.	45,200		Peach Pickens	North North	Peach Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Peach Count Atlanta-Sandy	N Y	Rural Urban	Development Authority of Haralson County Development Authority of Harris County	Cherry Log Chester	Gilmer Dodge
			Pierce	South	Pierce Co.	Non-MSA	Pierce Count	Ň	Rural	Development Authority of Heard County	Chickamauga	Walker
			Pike Polk	North North	Atlanta-Sandy Springs-Marietta Polk Co.	MSA Non-MSA	Atlanta-Sandy Polk County,	Y N	Urban Rural	Development Authority of Houston County Development Authority of Jasper County	Clarkesville Clarkston	Habersham DeKalb
			Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Count	N	Rural	Development Authority of Jefferson County	Claxton	Evans
			Putnam Quitman	North South	Putnam Co. Quitman Co.	Non-MSA Non-MSA	Putnam Cour Quitman Cou	N N	Rural Rural	Development Authority of Jefferson, Georgia Development Authority of Jenkins County	Clayton Clermont	Rabun Hall
			Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White

h IPHA h	Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA MSA	Randolph Co Augusta-Rich Atlanta-Sandy	N Y Y	Urban Urban	Development Authority of Jones County Development Authority of LaFayette Development Authority of LaGrange	Climax Cobbtown Cochran	Decatur Tattnall Bleckley
h h	Schley Co. Screven Co.	Non-MSA Non-MSA	Schley Count Screven Cou	N N	Rural Rural	Development Authority of Lanier County Development Authority of Lawrenceville, GA	Cohutta Colbert	Whitfield Madison
	Select City first Seminole Co.	Non-MSA	Seminole Cor	N		Development Authority of Lee County Development Authority of Lumpkin County	Coleman College Park	Randolph Fulton
h h	Atlanta-Sandy Springs-Marietta Stephens Co.	MSA Non-MSA	Atlanta-Sandy Stephens Co	Y	Urban Rural	Development Authority of Macon County Development Authority of Macon County Development Authority of McDuffle County	Collins	Tattnall Miler
h	Stewart Co.	Non-MSA	Stewart Cour	N	Rural	Development Authority of McDuffle County and the City of	Columbus	Muscogee
h h	Sumter Co. Talbot Co.	Non-MSA Non-MSA	Sumter County Talbot County	N N		Development Authority of Mitchell County Development Authority of Monroe County	Comer Commerce	Madison Jackson
h h	Tallaferro Co. Tattnall Co.	Non-MSA Non-MSA	Tallaferro Cou Tattnall Coun	N N	Rural Rural	Development Authority of Morgan County Development Authority of Palmetto	Concord Conley	Pike Clayton
h h	Taylor Co. Telfair Co.	Non-MSA Non-MSA	Taylor County Telfair County	N N	Rural Rural	Development Authority of Peach County Development Authority of Peachtree City	Convers Cooldge	Rockdale Thomas
h h	Albany Thomas Co.	MSA Non-MSA	Albany, GA M Thomas Cou	Y N	Rural Rural	Development Authority of Pike County Development Authority of Polk County	Cordele Corinth	Crisp Heard
h h	Tift Co. Toombs Co.	Non-MSA Non-MSA	Tift County, G Toombs Cou	N N	Rural Rural	Development Authority of Rabun County Development Authority of Richmond County	Cornella Country Club E	Habershan
h h	Towns Co. Treutlen Co.	Non-MSA Non-MSA	Towns Count Treutlen Cou	N N	Rural Rural	Development Authority of Rockdale County Development Authority of Screven County	Covington Crawford	Newton Oglethorpe
h	Troup Co.	Non-MSA	Troup County	N	Rural	Development Authority of Seminole County and Donalson	Crawfordville	Tallaferro
h h	Turner Co. Macon	Non-MSA MSA	Turner Count Macon, GA M	N Y	Rural Rural	Development Authority of St. Marys Development Authority of Talbot County	Crooked Creek Culloden	Monroe
h h	Union Co. Upson Co.	Non-MSA Non-MSA	Union County Upson Count	N N	Rural Rural	Development Authority of Telfair County Development Authority of the City of Americus	Cumming Cusseta	Forsyth Chattahood
h h	Chattanooga Atlanta-Sandy Springs-Marietta	MSA MSA	Chattanooga, Atlanta-Sandy	Y	Rural Urban	Development Authority of the City of Bowdon Development Authority of the City of Dalton	Cuthbert Dacula	Randolph Gwinnett
h h	Ware Co. Warren Co.	Non-MSA Non-MSA	Ware County Warren Coun	N N	Rural Rural	Development Authority of the City of Folkston and Charlton Development Authority of the City of Homeland	Dahlonega Dalsy	Lumpkin Evans
h h	Washington Co. Wayne Co.	Non-MSA Non-MSA	Washington C Wayne Count	N N	Rural Rural	Development Authority of the City of Jasper Development Authority of the City of Jeffersonville and Twi	Dallas	Paulding Whitfield
h h	Webster Co. Wheeler Co.	Non-MSA Non-MSA	Webster Cou Wheeler Cou	N N	Rural Rural	Development Authority of the City of Marietta Development Authority of the City of Miledgeville and Baldu	Damascus	Early Madison
h h	White Co. Dalton	Non-MSA MSA	White County Daton, GA H	N Y	Rural	Development Authority of the City of Newnan	Danville Darien	Wikinson
h	Wilcox Co.	Non-MSA	Wilcox Count	N	Urban Rural	Development Authority of the City of Oakwood Development Authority of the City of Roswell	Dasher	Lowndes
h h	Wikes Co. Wikinson Co.	Non-MSA Non-MSA	Wilkes County Wilkinson Cou	N N	Rural Rural	Development Authority of the City of Vienna Development Authority of the Unified Government of Ather	Davisboro Dawson	Washington Terrell
h	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Tift County Development Authority of Union County	Dawsonville De Soto	Dawson Sumter
						Development Authority of Vidalia Development Authority of Walton County	Dearing Decatur	McDuffle DeKalb
						Development Authority of Warner Robins Development Authority of Warren County	Deenwood Deepstep	Ware Washington
						Development Authority of Washington County Development Authority of Wheeler County	Demorest Denton	Habershan Jeff Davis
						Development Authority of White County Development Authority of White County Development Authority of Whitfield County	Demy Rose Dexter	Elbert Laurens
						Development Authority of Wikinson County	Dillard	Rabun Glynn
						Downtown Athens Development Authority Downtown Camilla Development Authority Downtown Dates Downtown Authority	Doox Junction Doerun Donalsonville	Colquitt Seminole
						Downtown Dalton Development Authority Downtown Development Authority for the City of Garden C	Dooling	Dooly
						Downtown Development Authority for the City of Hahira, G Downtown Development Authority for the City of Savannah	Douglas	DeKalb Coffee
						Downtown Development Authority for the City of Warner R Downtown Development Authority of Adel, Georgia	Druid Hills	Douglas DeKalb
						Downtown Development Authority of Albany, Georgia Downtown Development Authority of Augusta-Richmond C		Clinch Laurens
						Downtown Development Authority of Austell Downtown Development Authority of Avondale Estates	Dudley Duluth	Laurens Gwinnett
						Downtown Development Authority of Barnesville Downtown Development Authority of Baxley	Dunwoody Dutch Island	DeKalb Chatham
						Downtown Development Authority of Bremen Downtown Development Authority of Brunswick	Eagle Grove East Dublin	Hart Laurens
						Downtown Development Authority of Centerville Downtown Development Authority of Chatsworth	East Elljay East Griffin	Gilmer Spalding
						Downtown Development Authority of Columbus, Georgia Downtown Development Authority of Cordele	East Newnan East Point	Coweta Fulton
						Downtown Development Authority of Cuthbert, Georgia Downtown Development Authority of Douglas	Eastman Eatonton	Dodge Putnam
						Downtown Development Authority of Fairburn Downtown Development Authority of Fitzgerald	Edgehill Edison	Glascock Calhoun
						Downtown Development Authority of Forsyth Downtown Development Authority of Fort Gaines, Georgia	Elberton	Elbert Schley
						Downtown Development Authority of Hampton Downtown Development Authority of Hartwell, Georgia	Ellenton Elljay	Colquitt
						Downtown Development Authority of Hinesville, Georgia Downtown Development Authority of Holly Springs	Emerson Empire	Bartow Dodge
						Downtown Development Authority of Hoty Springs Downtown Development Authority of Lawrenceville, GA Downtown Development Authority of Madison	Empre Enigma Ephesus	Berrien Heard
						Downtown Development Authority of Maysville	Epworth	Fannin
						Downtown Development Authority of Millen, Georgia Downtown Development Authority of Monticello, Georgia	Euharlee	Murray Bartow
						Downtown Development Authority of Moultrie Downtown Development Authority of Pitts, Georgia	Evans Experiment	Columbia Spalding
						Downtown Development Authority of Smyrna Downtown Development Authority of Snellville, Georgia	Fair Oaks Fairburn	Cobb Fulton
						Downtown Development Authority of Social Circle Downtown Development Authority of the City of Atlanta	Fairmount Fairview	Gordon Walker
						Downtown Development Authority of the City of Baconton Downtown Development Authority of the City of Buford	Fargo Fayetteville	Clinch Fayette
						Downtown Development Authority of the City of Canton, G Downtown Development Authority of the City of Dallas, Ge	Fitzgerald	Ben Hill Liberty
						Downtown Development Authority of the City of Darien	Flovilla Flowery Branch	Butts
						Downtown Development Authority of the City of Decatur Downtown Development Authority of the City of Decatur Downtown Development Authority of the City of Doudlasvill	Folkston	Charlton Clayton
						Downtown Development Authority of the City of Greensbor	Forsyth	Monroe
						Downtown Development Authority of the City of Jackson Downtown Development Authority of the City of Jonesboro	Fort Oglethorps	
						Downtown Development Authority of the City of LaFayette Downtown Development Authority of the City of LaGrange	Fort Valley	Liberty Peach
						Downtown Development Authority of the City of Locust Gro Downtown Development Authority of the City of Monroe	Franklin Franklin Spring:	
						Downtown Development Authority of the City of Morrow, G Downtown Development Authority of the City of Newnan, G	Funston Gainesville	Colquitt Hall
						Downtown Development Authority of the City of Norcross Downtown Development Authority of the City of Perry	Garden City Garfield	Chatham Emanuel
						Downtown Development Authority of the City of Richland, (Downtown Development Authority of the City of Rome		Meriwether Talbot
						Downtown Development Authority of the City of Rossville	Georgetown Gibson	Quitman
						Downtown Development Authority of the City of Roswell Downtown Development Authority of the City of Royston Downtown Downtown Authority of the City of Sopple	Gillsville	Glascock Hall
						Downtown Development Authority of the City of Senoia Downtown Development Authority of the City of Smithville	Girard Glennville	Burke Tattnall
						Downtown Development Authority of the City of Tallapoosa Downtown Development Authority of the City of Thomson	Good Hope	Wheeler Walton
						Downtown Development Authority of the City of Tilton Downtown Development Authority of the City of Unadilla	Gordon Graham	Wikinson Appling
						Downtown Development Authority of the City of Vienna Downtown Development Authority of the City of Warrenton	Grantville Gray	Coweta Jones
						Downtown Development Authority of the City of Warwick Downtown Development Authority of the City of Zebulon	Grayson Greensboro	Gwinnett Greene
						Downtown Development Authority of the Mayor and City C Downtown Development Authority of Toccoa	Gresham Park	Meriwether DeKalb
						Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock	Griffin Grovetown	Spalding Columbia
						Downtown Development Authority, City of Forest Park Downtown LaGrange Development Authority	Gum Branch Gumlog	Liberty Towns
						Downtown Marietta Development Authority Downtown Savannah Authority	Guyton Hagan	Effingham Evans
						Downtown Statesboro Development Authority Downtown Waycross Development Authority	Hahira Hamiton	Lowndes Harris
						Dublin-Laurens County Development Authority Elbert County Richard B. Russell Development Authority	Hampton Hannahs Mil	Henry Upson
						Elbert County Richard B. Russell Development Authority Elberton Downtown Development Authority d/b/a MainStre Emanuel County Development Authority		Fulton Coweta
						Emanuel-Johnson County Development Authority	Hardwick	Baldwin
						Etowah Area Consolidated Housing Authority Fairburn Housing Authority	Harrison	Columbia Washington
						Fall Line Regional Development Authority Fayette County Development Authority	Hartwell Hawkinsville	Hart Pulaski
						Fitzgerald/Ben Hill County Development Authority Flint Area Consolidated Housing Authority	Hazlehurst Helen	Jeff Davis White
						Fort Oglethorpe Downtown Development Authority Fort Valley Downtown Development Authority	Helena Henderson	Telfair Chatham
						Fulton County/City of Atlanta Land Bank Authority, Inc. Gainesville and Hall County Development Authority	Hephzibah Heron Bay	Richmond Henry
						Gainesville Redevelopment Authority Georgia Bioscience Joint Development Authority	Hiawassee Higgston	Towns Montgome
						Gibson Housing Authority Glennville Development Authority	Hiltop Hiltonia	Pike Screven
						Glennville Downtown Development Authority	Hinesville	Liberty
						Gordon County - Floyd County Development Authority Gordon Downtown Development Authority	Hiram Hoboken	Paulding Brantley
						Grady County Joint Development Authority Greene County Development Authority	Hogansville Holly Springs	Troup Cherokee
						0 10 0 10 0 10 1 11 11 1		Charlton
						Griffin-Spalding County Development Authority Habersham County Development Authority	Homeland Homer	Banks
						Habersham County Development Authority Hapeville Development Authority	Homer Homerville	Banks Clinch
						Habersham County Development Authority Hapeville Development Authority Hawkinsville Downtown Development Authority Hawkinsville Housing Authority	Homer	Banks Clinch Jackson Taylor
						Habersham County Development Authority Hapeville Development Authority Hawkinsville Downtown Development Authority Hawkinsville Houssing Authority Hawkinsville Houssing Authority Hadeburst Downtown Development Authority Henry County Development Authority Henry County Development Authority	Homer Homerville Hoschton Howard Hull Ideal	Banks Clinch Jackson Taylor Madison Macon
						Habersham County Development Authority Hawkinsille Downtown Development Authority Hawkinsille Downtown Development Authority Hawkinsille Housing Authority Haukinsille Housing Authority Henry County Development Authority Henry County Development Authority Hogarswille Development Authority Housing Authority City of Sylvester, GA	Homer Homerville Hoschton Howard Hull Ideal Illa Indian Springs	Banks Clinch Jackson Taylor Madison Macon Madison Caloosa
						Habersham County Development Authority Happendie Development Authority Haukinsville Dountonn Development Authority Haukinsville Housel, Authority Haukinsville Housel, Authority Haukinsville Dountonn Development Authority Haukinsville Development Authority Hougansville Development Authority Housel, Authority (of of Sylvesies, CA Housela, Authority (of by Sylvesies, CA Housela, Authority (of by Claricalion Housela, Authority (of by Claricalion	Homer Homerville Hoschton Howard Hull Ideal Ila Indian Springs Iron City Irondale	Banks Clinch Jackson Taylor Madison Macon Madison Caloosa Seminole Claylon
						Habersham County Development Authority Hapeville Development Authority Haukinselle Dountown Development Authority Haukinselle Housing Authority Haukinselle Housing Authority Haukinselle Housing Authority Hauting County Development Authority Henry County Development Authority Housing Authority City of Sylessier, GA Housing Authority City of Sylessier, GA Housing Authority City of Cyler Clarrotton	Homer Homerville Hoschton Howard Hull Ideal Illa Indian Springs Iron City	Banks Clinch Jackson Taylor Madison Macon Madison Caloosa Seminole

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Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville Jakin	Telfair Early
Housing Authority of Savannah	Jasper Jefferson	Pickens larkson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs Butts
Housing Authority of the City of Alamo	Jersey	Walton Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia	Junction City Kennesaw	Talbot Cobb
Housing Authority of the City of Baxley		Burke
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden Bartow
Housing Authority of the City of Cairo, Georgia		Johnson Crawford
Housing Authority of the City of Camilla	LaFayette LaGrange	Walker Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton Lowndes
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lanier Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview Estati	
Housing Authority of the City of College Park		Gwinnett Calhoun
Housing Authority of the City of Conyers	Leesburg	Lee Cook
Housing Authority of the City of Covington	Lesle	Sumter
Housing Authority of the City of Cumming	Liburn	Oglethorpe Gwinnett
Housing Authority of the City of Dahlonega	Lilly Lincoln Park	Dooly Upson
Housing Authority of the City of Decatur, Georgia	Linwood	Lincoln Walker
Housing Authority of the City of Dublin, Georgia		DeKalb
	Locust Grove Loganville	Henry Walton
Housing Authority of the City of Edison, GA	Lookput Mount	Meriwether Walker
Housing Authority of the City of Ellaville	Louisville	Jefferson Clayton
Housing Authority of the City of Fitzgerald	Ludowici	Long Hall
Housing Authority of the City of Fort Gaines	Lumber City Lumpkin	Telfair Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether Chattooga
Housing Authority of the City of Glennville	Lyons Mableton	Toombs Cobb
Housing Authority of the City of Grantville	Macon	Blbb
Housing Authority of the City of Griffin	Manassas	Morgan Tattnall
Housing Authority of the City of Hampton, Georgia	Mansfield	Meriwether Newton
Housing Authority of the City of Hartwell	Marshallville	Cobb Macon
Housing Authority of the City of Hogansville	Martin Martinez	Stephens Columbia
Housing Authority of the City of Jasper Housing Authority of the City of Jefferson	Matthews Maxeys	Jefferson Oglethorpe
Housing Authority of the City of Jesup Housing Authority of the City of Lakeland, Georgia	Maysville McCaysville	Banks Fannin
Housing Authority of the City of Lavonia Housing Authority of the City of Lavrenceville, GA	McDonough McIntyre	Henry Wikinson
Housing Authority of the City of Lithonia, Georgia Housing Authority of the City of Loganville, GA	McRae Meansville	Telfair Pike
Housing Authority of the City of Louisville	Melgs Mendes	Thomas Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga Candler
Housing Authority of the City of McDonough	Midville	Burke
Housing Authority of the City of Metter	Milan	Liberty Telfair
Housing Authority of the City of Millen	Milen	Baldwin Jenkins
Housing Authority of the City of Monticello	Miton	Lamar Fulton
Housing Authority of the City of Mt. Vernon	Mitchell	Fannin Glascock
Housing Authority of the City of Nahunta Housing Authority of the City of Nashville, Georgia	Monroe	Pike Walton
Housing Authority of the City of Oakwood, Georgia Housing Authority of the City of Ocilla, Ga	Montgomery	Macon Chatham
Housing Authority of the City of Pearson, Georgia	Monticello Montrose	Jasper Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun Fannin
Housing Authority of the City of Royston	Morrow Morven	Clayton Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Social Circle, GA	Mount Airy Mount Vernon	
Housing Authority of the City of Statesboro		Carroll Rabun
Housing Authority of the City of Swainsboro	Mountain Park Mountain Park	Fulton
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Brantley Berrien
Housing Authority of the City of Thomaston Housing Authority of the City of Thomasville, Georgia	Nelson	Lowndes Pickens
Housing Authority of the City of Thomson, Georgia Housing Authority of the City of Tifton, Georgia	Newington	Newton Screven
Housing Authority of the City of Toccoa, Ga. Housing Authority of the City of Vidalia	Newnan Newton	Coweta Baker
Housing Authority of the City of Vienna		Coffee Jackson
Housing Authority of the City of Warrenton	Norcross	Gwinnett Colault
Housing Authority of the City of Waynesboro	Norman Park North Atlanta North Decatur	DeKalb
Housing Authority of the City of Winder	North Druid Hill	DeKalb
Housing Authority of the City of Wrightsville	North High Sha Norwood	Warren
Housing Authority of the County of DeKalb, Georgia		Emanuel Emanuel
Housing Authority of the County of Harris Housing Authority of the County of Houston, Georgia	Ochlocknee	Hall Thomas
Housing Authority of the Town of Homer, Ga.	Ocilla Oconee	Irwin Washington
Ideal Downtown Development Authority Jackson Housing Authority		Wayne Pierce
	Oglethorpe	Macon Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mit Joint Development Authority of Burke County and City of W	Orchard Hill	Tift Spalding
Joint Development Authority of Carroll, Haralson, Polk, Hea Joint Development Authority of Fannin County, Towns Cou	Oxford Palmetto	Newton Fulton
Joint Development Authority of Franklin, Hart and Stephens Joint Development Authority of Hazlehurst, Lumber City an	Panthersville Parrott	DeKalb Terrell
Joint Development Authority of Jasper, Morgan, Newton, ar Joint Development Authority of Jeff Davis County, Hazlehur	Patterson	Pierce Thomas
Joint Development Authority of Metropolitan Atlanta	Payne Peachtree City	Blbb
Joint Development Authority of Winder-Barrow County	Peachtree Corr	Gwinnett Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell Bryan
Kingsland Downtown Development Authority		Jackson Jenkins
LaFayette Housing Authority	Perry	Jenkins Houston Tiff
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority Lavonia Downtown Development Authority		Dooly
Long County Housing Authority		Wilcox
Lyons Downtown Development Authority	Plainville	Sumter Gordon
	Pooler Port Wentworth	Chatham Chatham
Marion County Development Authority Middle Coastal Unified Development Authority		Bulloch Newton
Marion County Development Authority Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority		Worth
Marion County Development Authority Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority Milledgeville MainStreet/The Downtown Development Auth Miller County Development Authority	Porterdale Poulan	
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Powder Springs Downtown Development Authority	Remerton Rentz	Lowndes Laurens
Pulaski County-Hawkinsville Development Authority Putnam Development Authority	Resaca Rest Haven	Gordon Gwinnett
Randolph County Development Authority Redevelopment Authority of Clayton County	Reynolds Rhine	Taylor Dodge
Rochelle Housing Authority Rockmart Development Authority	Richland	Liberty Stewart
Rome-Floyd County Development Authority Sandersville Downtown Development Authority	Riddleville	Bryan Washington
Sardis Development Authority Schley-Sumter-Macon Counties Joint Development Author	Rincon Ringgold	Effingham Catoosa
Screven County Development Authority Smyrna Housing Authority	Riverdale Riverside	Clayton Colquitt
Social Circle Development Authority South Georgia Business and Development Authority	Roberta Robins AFB	Crawford Houston
Southeast Georgia Consolidated Housing Authority Southeast Georgia Joint Development Authority	Rochelle Rockingham	Wilcox Bacon
Southeast Georgia Regional Development Authority Southwest Georgia Joint Development Authority	Rockmart Rocky Ford	Polk Screven
Sparta-Hancock County Development Authority	Rome	Floyd Carroll
St. Marys Downtown Development Authority Stephens County Development Authority	Roopville Rossville	Walker Fulton
Suwanee Downtown Development Authority Tallapoosa Development Authority	Roswell Royston	Franklin
Tattnall County Development Authority Taylor County Development Authority	Russell Rutledge	Barrow Morgan
Temple Downtown Development Authority Terrell County Development Authority	Salem	Mitchell Catoosa
The Commerce Housing Authority The Development Authority of Long County	Sandersville Sandy Springs	Washington Fulton
The Development Authority of Pickens County The Development Authority of Snellville, Georgia	Santa Claus	Toombs Burke
The Development Authority of the City of Camilla The Development Authority of the City of Manchester	Sasser Satilla	Terrell Jeff Davis
The Development Authority of the City of Tallapoosa The Downtown Development Authority of Bainbridge, Geo	Sautee Nacooc	
The Downtown Development Authority of the City of Griffin The Housing Authority of the City of Americus, GA	Scotland	Telfair DeKalb
The Housing Authority of the City of Atlanta, Georgia	Screven	Wayne
The Housing Authority of the City of Brunswick, Georgia The Housing Authority of the City of Dallas, Georgia	<< Select from Senola	Coweta
The Housing Authority of the City of Newnan The Housing Authority of the City of Washington	Shady Dale	Wilcox Jasper
Thomaston Downtown Development Authority Thomasville Downtown Development Authority	Sharon	Floyd Taliaferro
Tift County Development Authority Tift-Turner-Worth-Cook Joint Development Authority	Sharpsburg Shellman	Coweta Randolph
Toombs County Development Authority Treutien County Development Authority	Shiloh Silnam	Harris Greene
Troup County Development Authority Turner County Development Authority	Skidaway Island Sky Valley	Chatham Rabun
Union City Housing Authority Urban Redevelopment Agency of Clayton County, Georgia	Smithville	Lee
Urban Redevelopment Agency of the City of Canton	Smyrna Snellville Social Circle	Gwinnett Walton
Urban Redevelopment Agency of the City of Dallas Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, G Urban Redevelopment Authority of the City of Suwanee	Snarta	Cook Hancock
Urban Residential Finance Authority of the City of Atlanta, G Valdosta Housing Authority	Springfield St. Marvs	Effingham Camden
Valley Partnership Joint Development Authority Vidalia Development Authority	Stapleton	Glynn Jefferson
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Waycross and Ware County Development Authority West Central Georgia Joint Development Authority	Statham Stillmore	Barrow Emanuel
West Georgia Joint Development Authority West Point Development Authority	Stockbridge Stone Mountair	Henry
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Woodbine Downtown Development Authority	Summerville Summer	Chattooga Worth
	Sunny Side	Spalding Towns
	Sunnyside Sunset Village	Upson
	Surrency Suwanee	Appling Gwinnett
	Swalnsboro Sycamore	Emanuel Turner
	Sylvania Sylvester	Screven Worth
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