#### Project Narrative

Hunters Run Apartments Douglas, Coffee County

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

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

Hunters Run Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as an elderly designated rental community. Originally built in 1992, the property has fifty one (51) total residential units for low-income elderly households and is located in Douglas, Georgia. The city of Douglas is roughly 115 miles northeast of Tallahassee, FL, and about 180 miles southeast of Atlanta, GA. The property is conveniently located at 7701 Lupo Lane, Douglas, GA 31533 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Hunters Run Apartments is currently 96.08% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 48 units. The property includes fifty one (51) apartment units housed in 9 residential buildings, as well as one common area building housing the community room, laundry, management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 25 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 \$2,281,000 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 USDA Section 538 GRRHP Loan amount of \$815,000 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 \$1,395,941 in Federal and \$946,672 in State LIHTC proceeds to the project.

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

As evidenced by the above summary, the proposed rehabilitation of Hunters Run Apartments is in the State and tenants' best interest.

	PA	RT ONE - PROJECT INFOR	MATION - 2	2017-0 Hunte	ers Run Apart	ments, Do	uglas, Coffee (	County			
	Please note:  May Revision 3	Blue-shaded ce Green-shaded of Yellow cells - DC/	ells are unlo				ences/formulas. ces/formulas that	can be over			Project Nbr: 17-0
I.	DCA RESOURCES	LIHTC (auto-filled from late	r entries)	\$	160,469		DCA HOME (	from Conse	ent Form)	\$	-
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% credit		>	Pre-Applicat	ion Numbe	er (if applicable) -	use format 2	2017PA-## <u>#</u>	2017	PA-529
				•			rred in the proje			?	Vo
	Was this project previously submitted to t	h <u>e Ga Department of Comm</u>	unity Affairs	No	If Yes, please	provide the	e information re	•		reviously sub	mitted project:
	Project Name previously used:						DCA Project N				
	Has the Project Team changed?		s the DCA	Qualification	Determination	for the Tea	am in that revie	<< Select	Designation	>>	
III.	APPLICANT CONTACT FOR APPLICAT										
	Name	Caitlin Waldie						Title	Director of [	Development	
	Address	4025 Lake Boone Trail, Sui	te 209				Direct Line		(919) 882-2		
	City	Raleigh		]	07/07	2000	_	ax		(919) 573-7	
	State	NC (919) 573-7502		Zip+4	27607-			Cellular		(919) 902-0	938
	Office Phone	` '	000)	Ext.	2384	E-mail	caitlin.waldie@	⊉greyco.cc	)III		
	(Enter phone numbers without using hyphens,	parentneses, etc - ex: 1234507	890)								
IV.	PROJECT LOCATION						٦			N	
	Project Name	Hunters Run Apartments					Phased Project?			No	
	Site Street Address (if known)	701 Lupo Lane					DCA Project Nbr of previous phase:			Nlbr of Citor	1
	Nearest Physical Street Address * Site Geo Coordinates (##.#####)	Latitude: 31.499977		Longitude:	-82.833296		Scattered Site Acreage	??	No	Nbr of Sites 6.0100	I
	City	Douglas 31.477777		9-digit Zip**	31533-	.1382	_	Angue Tra	ict Number	108.02	
	Site is predominantly located:	Within City Limits		County	Coffee	1002		2CT?	No	DDA?	Yes
	In USDA Rural Area?	Yes In DCA Rura	I County?	Yes	Overall:	Rural		HUD SA:	Non-MSA		100
	* If street number unknown	Congressional	State	Senate	• State F	louse	** Must be veri	fied by app			sites:
	Legislative Districts **	12		7	16	9	Zip Codes		http://zip4.us	sps.com/zip4/	welcome.jsp
	If on boundary, other district:						Legislative Distric	ts:	http://votesmar	t.org/	
	Political Jurisdiction	City of Douglas					Website v	vww.cityofo	douglas.com		
	Name of Chief Elected Official	Tony L. Paulk, I		Title	Mayor						
	Address	224 E. Bryan Street			-			Douglas			
	Zip+4	31533-1382	Phone	(	912) 389-3401		Email t	paulk@city	ofdouglas.co	m	
٧.	PROJECT DESCRIPTION										
	A. Type of Construction:	_		•						_	
	New Construction		0			Adaptive Re		lon-historic	0	Historic	0
	Substantial Rehabilitation		0		I	Historic Rel	hab				0

	PART ONE - PROJECT INFO	ORMATION - 2017-0 Hunters	Run Apartments, Douglas, Coffee County
Acquisition/Rehabilitation		51	> For Acquisition/Rehabilitation, date of original construction: 1992
B. Mixed Use		No	
C. Unit Breakdown		PBRA	D. Unit Area
Number of Low Income U		50 48	Total Low Income Residential Unit Square Footage 34,432
Number of 50		0 0	Total Unrestricted (Market) Residential Unit Square Footage 0
Number of 60 Number of Unrestricted (N		50 48	Total Residential Unit Square Footage 34,432  Total Common Space Unit Square Footage 829
Total Residential Units	ndikely offits	50	Total Square Footage from Units 35,261
Common Space Units		1	30,201
Total Units		51	
E. Buildings Number of R	esidential Buildings	9	Total Common Area Square Footage from Nonresidential areas 1,769
	on-Residential Buildings	1	Total Square Footage 37,030
	r of Buildings	10	
F. Total Residential Parkin	• .	82	(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family
VI. TENANCY CHARACTERIST	ICS		projects, 1 per unit for senior projects)
A. Family or Senior (if Senior	specify Elderly or HFOP)	Elderly	If Other, specify:
			If combining Other with Family Elderly
			Family or Sr, show # Units: HFOP Other
B. Mobility Impaired Roll-In Show	Nbr of Units Equipped: ers Nbr of Units Equipped:	3	% of Total Units  5.9% Required: 5%
	1 11	2	% of Units for the Mobility-Impaired 66.7% Required: 40% 3.9% Required: 2%
C. Sight / Hearing Impaired VII. RENT AND INCOME ELECT			% of Total Units 3.9% Required: 2%
	ION2	40% of Units at 60% of AMI	
A. Tax Credit Election	de la companya de la		2007 of HOME Assistant Halle at FOOV of AMI
•	nimum Set-Aside Requirement (Rer	it & income)	20% of HOME-Assisted Units at 50% of AMI No
VIII. SET ASIDES			
A. LIHTC:	Nonprofit	No	
B. HOME:	CHDO	No	(must be pre-qualified by DCA as CHDO)
IX. COMPETITIVE POOL		N/A - 4% Bond	
X. TAX EXEMPT BOND FINAN	CED PROJECT		
	Housing Authority of the City of Macc	n, Georgia	Inducement Date: March 9, 2017
	2015 Felton Avenue		Applicable QAP: 2017
J	Macon Quanita Phodos	State GA	Zip+4 31201-2404 T-E Bond \$ Allocated: 65,000,000
Contact Name	Quanita Rhodes	Title Finance Directo	or <u>E-mail</u>

	PART ONE - PROJEC	T INFORMATION - 2017-0 Hunt	ers Run Apartments, Douglas, C	offee County	
	10-Digit Office Phone (478) 752-5096	Direct line (478) 7	52-5096 Website	<u> </u>	
XI.	AWARD LIMITATIONS FOR CURRENT DCA COMPETITIV	E ROUND			
	The following sections apply to all direct and indirect Owners	, Developers and Consultants (Er	ntity and Principal) :		
	A. Number of Applications Submitted:				
	B. Amount of Federal Tax Credits in All Applications:				
	C. Names of Projects in which an Owner, Developer and	Consultant(s) and each of its i	orincinals has a direct or indirec	t Ownershin interest	
	Project Participant Name of Project	Interest	Project Participant	Name of Project	Interest
	1		7		
	2		8		
	3		9		
	4		10		
	5		11		
	6		12		
	Project Participant  Name of Project  1 2 3 4 5 6		Project Participant  7  8  9  10  11	Name of Project	
ΥII	PRESERVATION	Yes			
AII.	A. Subsequent Allocation Year of Original Allocation Original GHFA/DCA Project Number First Year of Credit Period Expiring Tax Credit (15 Year) Date all buildings will complete 15 yr Compliance pd B. Expiring Section 8 C. Expiring HUD	Yes 1991 GA-91-050 1992 Yes December 31, 2007	First Building ID Nbr Last Building ID Nbr	,	GA-91-05001 GA-91-05009
	HUD funded affordable <u>non</u> public housing project	No	HUD funded afforda	ble public housing project	No

	PART ONE - PROJECT INFORMA	ATION - 2017-0 Hunte	rs Run Apartments, Do	ouglas, Coffee County		
Number of Public Housin	of a local public housing replacement prograng Units reserved and rented to public housing	ng tenants:	No	% of Total Residential Units	Γ	0%
Nbr of Units Reserved a	and Rented to: PHA Tenants w/ PBRA:	Households of	on Waiting List:	% of Total Residential Units	0%	0%
Local PHA				Contact		
Street Address		7: /		Direct line		
City Area Code / Phone		Zip+4		Cellular		
		Email			_	
B. Existing properties: cu	urrently an Extension of Cancellation Opti	ion? No	If yes, expiration year:	Nbr yrs to forgo cancellation	on option:	
New properties: to exe	ercise an Extension of Cancellation Option	n? No	If yes, expiration year:	Nbr yrs to forgo cancellation	on option:	
C. Is there a Tenant Owner	ership Plan?	No				
D. Is the Project Currently	y Occupied?	Yes	If Yes>:	Total Existing Units		51
,	,			Number Occupied		49
				% Existing Occupied		96.08%
E. Waivers and/or Pre-Ap	provals - have the following waivers and/	or pre-approvals beer	n approved by DCA?			
Amenities?				Qualification Determination?		Yes
Architectural Standards?		Yes		Payment and Performance Bond (HOME	E only)?	
	es Site Analysis Packet or Feasibility study?			Other (specify):		
HOME Consent?			16.77	State Basis Boost (extraordinary circums		.0
Operating Expense?	(autra ardinary airay matanasa)?	Yes	•	·>:	\$2,65	19
	(extraordinary circumstances)?		II Yes, new Limit is	·>:		
F. Projected Place-In-Ser Acquisition		bruary 16, 2018				
Rehab		cember 31, 2019				
New Construction		Cerriber 31, 2017				
	TS AND CLARIFICATIONS		XV.	DCA COMMENTS - DCA USE ONLY		
	ed Project) - Official name of issuer: The Housing	Authority of Macon-Bibb				
ebsite: http://www.maconhousing.c	com. This listing was not available in the dropdowr					
	ause it is pre-set for a telephone number.					
ction XIII (Additional Project Inform	nation) - Additional financial waivers were request	ted and granted.				

## PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Hunters Run Apartments, Douglas, Coffee County

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1	OWNERSHIP	INFORMATION
1.	CVVIVEIXOIIII	

A OWNERSHIP ENTITY	Hallmark Hunter						Name of Principal	Martin H. Petersen
Office Street Address		Road, STE A-250					Title of Principal	Manager
City	Atlanta		Fed Tax ID:	82-1338175			Direct line	(770) 984-2100
State		0+4 30339	-5704	Org Type:		or Profit	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@l	hallmarkco.			
(Enter phone nbrs w/out using hyphen	s, parentheses, etc -	- ex: 1234567890)				* Must be v	erified by applicant usin	g following website:
B PROPOSED PARTNERSHIP INFORM 1. GENERAL PARTNER(S)	IATION					http://zip4.usp	os.com/zip4/welcome.jsp	
a. Managing Gen'l Partner	Hallmark-Georgi						Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill	Road, STE A-250					Title of Principal	Manager
City	Altanta		Website	www.hallmar			Direct line	(770) 984-2100
State	GA	_	Zip+4	30339	-5704		Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@l	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				Condidi	
<u>u</u>			2				Name of Dringing	
c. Other General Partner							Name of Principal	
Office Street Address			\/\/a a a .				Title of Principal	
City			Website				Direct line	
State			Zip+4 E-mail				Cellular	
10-Digit Office Phone / Ext.			E-Mail					
2. LIMITED PARTNERS (PROPOSED							_	
<ul> <li>a. Federal Limited Partner</li> </ul>		l Investment Manag	ement, LP				Name of Principal	Thomas G. Paramore, Jr.
Office Street Address		h Street, Suite 700					Title of Principal	Senior Vice President
City	Louisville		Website	www.bfim.co			Direct line	(502) 403-7171
State	KY		Zip+4	40202			Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822		E-mail	thomas.para	more@bfim	n.com		
b. State Limited Partner	Boston Financia	I Invesment Manage	ement, LP				Name of Principal	Thomas G. Paramore, Jr.
Office Street Address		h Street, Suite 700					Title of Principal	Senior Vice President
City	Louisville	,	Website	www.bfim.co	m		Direct line	(502) 403-7171
State	KY		Zip+4	40202			Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822		E-mail	thomas.para	more@bfim	n.com		
3. NONPROFIT SPONSOR	Δ ,	•		•				
Nonprofit Sponsor							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
Julio			Libit				Ochulai	

	PART TW	O - DEVELOPMENT TEAM INFORM	IATION - 2	017-0 Hunters Run Apartments, Dou	glas, Coffee County	
		s workbook. Do NOT Copy from an		b <mark>ook to "Paste" here . Use "Paste S</mark> j	pecial" and select "Valu	es" instead.
	10-Digit Office Phone / Ext.		E-mail			
II. D	EVELOPER(S)					
Α	DEVELOPER	Hallmark Development Services, LL	C		Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250	Mahaita	www.hallmarkco.com	Title of Principal	Manager (770) 984-2100
	City State	Atlanta GA	Website Zip+4	30339-5704	Direct line Cellular	(770) 984-2100
	10-Digit Office Phone / Ext.	(770) 874-2100 107	E-mail	ppetersen@hallmarkco.com	Celididi	
В	CO-DEVELOPER 1				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State 10-Digit Office Phone / Ext.		Zip+4 E-mail		Cellular	
	u .		L-IIIaii		_	
С	CO-DEVELOPER 2				Name of Principal	
	Office Street Address City		Website	1	Title of Principal 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	Website	www.greyco.com	Direct line	(919) 573-7515
	State	NC (919) 573-7502 7515	Zip+4 E-mail	27607-3080 tanya.eastwood@greyco.com	Cellular	(919) 357-5576
	10-Digit Office Phone / Ext.	(919) 373-7302	E-IIIali	tanya.eastwood@greyco.com		
III. O	THER PROJECT TEAM MEMBERS					
Α	OWNERSHIP CONSULTANT				Name of Principal	
	Office Street Address				Title of Principal	
	City State		Website		Direct line Cellular	
	10-Digit Office Phone / Ext.		Zip+4 E-mail		Cellulai	
ь	GENERAL CONTRACTOR	Croat Couthorn II C	L man		Name of Drivation	Miles McClampe
В	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		
С	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 E-mail	30339-5704 ppetersen@hallmarkco.com	Cellular	
	10-DIGIT Office Phone / Ext.	(110) 704-2100	E-IIIdli	ppcterseriemaiimarkco.com		

		TWO - DEVELOPMENT TEAM INFORI				
Do NOT delete this t D ATTORNEY Office Street Address City State 10-Digit Office Phone		his workbook. Do NOT Copy from at Coleman Talley LLP 910 North Patterson Street Valdosta GA (229) 242-7562	website Zip+4 E-mail	www.colemantalley.com 31601-4531 greg.clark@colemantalley.com	Special" and select "Value Name of Principal Title of Principal Direct line Cellular	Gregory Q. Clark Partner (229) 671-8260 (229) 834-9704
E ACCOUNTANT Office Street Address City State 10-Digit Office Phone		Tidwell Group 5901 Peachtree Dunwoody Road Atlanta GA (470) 273-6640	Website Zip+4 E-mail	www.tidwellgroup.com 30328-5548 ed.wetherington@tidwellgroup.com	Name of Principal Title of Principal Direct line Cellular	Ed Wetherington, Jr. Partner (770) 380-2289
F. ARCHITECT Office Street Address City State 10-Digit Office Phone	/ Ext.	Wallace Architects, LLC 302 Campusview Drive, Suite 208 Columbia MO (573) 256-7200	Website Zip+4 E-mail	www.wallacearchitects.com 65201-7506 jonl@wallacearchitects.com	Name of Principal Title of Principal Direct line Cellular	Zac Wallace Partner (660) 826-7000 (573) 289-2860
A LAND SELLER (If applica Office Street Address State B IDENTITY OF INTEREST Is there an ID of interest	yes/No	Answer each of the questions below   Hunters Run of Douglas, L.P.   3111 Paces Mill Road, STE A-250   GA   Zip+4   30334	Principal 9-5704	Martin H. Petersen  E-mail   ppetersen@hallmarkco		7709842100/107 Atlanta pages as needed:
<ol> <li>Developer and Contractor?</li> <li>Buyer and Seller of Land/Property?</li> </ol>		An Identity of Interest does exist between, Hallm The General Partner of Hunters Run of Douglas Martin H. Petersen is also the Manager of Hallm	, L.P. (seller) is I	Hallmark Group Services of Georgia, LLC, of w	hich Martin H. Petersen is the Ma	
3. Owner and Contractor?	No		<u> </u>	<u> </u>	, and the second	
4. Owner and Consultant?	No					
<ul><li>5. Syndicator and Developer?</li><li>6. Syndicator and</li></ul>	No No					
Contractor? 7. Developer and	No					
Consultant?	110					

Yes

### PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Hunters Run Apartments, Douglas, Coffee County

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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

Participan	1. Has any person, principal, or agent for this $\epsilon$	2. Is entity	3. Org Type			is 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		officer, or employee of an entity that partners or contracts with the
			WBE?	CHDO)	Percentage	Applicant?	If yes, explain briefly in boxes below and use Comment box at
							the bottom of this tab or attach explanation.
	If yes, explain briefly in boxes below and either use						
	Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing		No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner,
Genrl Prtnr							Developer, and Management Agent. Please refer to the comment box for further
							explanation.
Other							
Genrl Prtnr							
Other							
Genrl Prtnr							
Federal		No	No	For Profit	99.9900%	No	
Ltd Partner							
State Ltd		No	No	For Profit	0.0000%	No	
Partner							
NonProfit							
Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Developer, Managing General Partner, and Management Agent. Please refer to the comment box for further explanation.
0							
Co-							
Developer							
Co-							
Developer Owner							
Consultant							
Developer		No	No	For Profit	0.0000%	No	
Consultant		INU	INU	i Ul FIUIII	0.0000%	INU	
Contractor		No	No	For Profit	0.0000%	No	
Johnado		INO	INO	TOFFICIAL	0.000070	NO	

5											
PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Hunters Run Apartments, Douglas, Coffee County											
Do NOT delete this tab from this workboo	Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here .										
Manageme	No	No	For Profit	0.0000%	Yes		ty of Interest relationship exists between the Management Agent,				
nt							g General Partner, and Developer. Please refer to the comment box for				
Company						further ex	xplanation.				
Total 100.0000%											
VI. APPLICANT COMMENTS AND CLARIFICATIO	NS				1	VI.	DCA COMMENTS - DCA USE ONLY				
Section V - Part C - Column 5											
Buyer and Devloper:											
A Member of Hallmark Development Services, LLC (the Deve	eloper) is The I	Hallmark Comp	anies, Inc., of w	hich Martin H.	Petersen is						
the President.											
Martin H. Petersen is also the Manager of Hallmark Developr	nent Services,	LLC.									
Martin H. Petersen is the Manager of Hallmark GP Holdings,	LLC, the Mem	ber of Hallmark	k-Georgia GP, LI	LC and Manage	er of Hallmark						
Hunters Run, LLC (the Transferee).											
Buyer and Management Agent:											
The Hallmark Companies, Inc. is the 100% shareholder of Ha	ıllmark Manag	ement, Inc. (the	e Management A	agent), of which	Martin H.						
Petersen is the President.											
Martin H. Petersen is the Manager of Hallmark GP Holdings,	LLC, the Mem	ber of Hallmark	k-Georgia GP, LI	LC and Manage	er of Hallmark						
Hunters Run, LLC (the Transferee).											
Developer and Management Agent:											
The Hallmark Companies, Inc. is the 100% shareholder of Ha	ıllmark Manag	ement, Inc. (the	e Management A	Agent) and a Mo	ember of						
Hallmark Development Services, LLC (the Developer).											
See Tab 19 Qualification for the Organizational Chart.											

### PART THREE - SOURCES OF FUNDS - 2017-0 Hunters Run Apartments, Douglas, Coffee 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: \$ 2,281,000		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		

<sup>\*</sup>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		Amo	unt	Effective Interest Rate	Term (In Months)
Mortgage A		Greystone Servicing Corporation, Inc.	(RD 538)		815,000	4.500%	480
Mortgage B		USDA, Rural Housing Service (Assum	ned RD 515)		1,288,082	1.000%	600
Mortgage C							
Federal Grant							
State, Local, or Private	Grant						
Deferred Developer Fe	es	Hallmark Development Services, LLC			70,503		
Federal Housing Credit	Equity	Boston Financial Investment Manager	nent, LP		240,521		
State Housing Credit E	quity	Boston Financial Investment Manager	nent, LP		160,348		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb	County		1,466,000		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Hunters Run, LLC			201,000		
Other Type (specify)							
Total Construction Fi	nancing:				4,241,454		
Total Construction Peri	od Costs from Development Budget:				4,241,454		
Surplus / (Shortage) of	Construction funds to Construction costs:				0		
PERMANENT FINANCING			F	_			
F: . T	None of Financing Fully.	Dringing Amegunt	Effective	Term	Amort.	Annual Debt Service in	Loop Type
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type

III.

### PART THREE - SOURCES OF FUNDS - 2017-0 Hunters Run Apartments, Douglas, Coffee County

Mortgage A (Lien P	osition 1)	Greystone Servicing Corporation, Inc. (RD 538)	815,000	4.500%	40	40	43,967	Amortizing
Mortgage B (Lien P	osition 2)	USDA, Rural Housing Service (Assumed RD 51	5) 1,288,082	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien P	osition 3)							
Other:	,							
Foundation or chari	ty funding*					•		
Deferred Devlpr Fee	e 12.18%	Hallmark Development Services, LLC	70,503	2.500%	12	12	11,507	Cash Flow
Total Cash Flow for Y	'ears 1 - 15:	180,565	<del>-</del>		•	<u>-</u>	•	•
DDF Percent of Cash	Flow (Yrs 1-15)	52.690% 52.690%						
Cash flow covers DDI	F P&I?	Yes		_				
Federal Grant								
State, Local, or Priv	ate Grant				<u>Equity</u>	Check	<u>+ / -</u>	TC Equity
Federal Housing Cr	edit Equity	Boston Financial Investment Management, LP	1,395,941		1,39	6,077	-135.84	% of TDC
State Housing Cred	lit Equity	Boston Financial Investment Management, LP	946,672		946	,765	-92.75	30%
Historic Credit Equi	ty							20%
Invstmt Earnings: T	-E Bonds	U.S. Bank	11,405					50%
Invstmt Earnings: T	axable Bonds							
Income from Opera	tions							
Other: Surplu	s Replacement	Hallmark Hunters Run, LLC	201,000					
Other:								
Other:								
Total Permanent Fin	nancing:		4,728,603					
Total Development	Costs from Develo	opment Budget:	4,728,603					
Surplus/(Shortage)	of Permanent fund	ds to development costs:	0					
· -		s exceeding DCA cost limit (see Appendix I, Secti	on II).					

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

# APPLICANT COMMENTS AND CLARIFICATIONS DCA COMMENTS - DCA USE ONLY IV. Section I USDA PBRA: The project has 48 units of USDA Section 521 Rental Assistance. Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program. Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

## PART FOUR - USES OF FUNDS - 2017-0 Hunters Run Apartments, Douglas, Coffee County

. DEVELOPMENT BUDGET				TOTAL COST	New Construction	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable
				TOTAL COST	Basis			Basis
PRE-DEVELOPMENT COSTS				5 400		PRE-DEVELO	PMENT COSTS	
Property Appraisal				5,490			5,240	
Market Study				4,700			4,700	
Environmental Report(s)				8,267			8,267	
Soil Borings								
Boundary and Topographical Surve	ey .							
Zoning/Site Plan Fees				4.000			4.000	
Other: Capital Needs Assessment			3.7.1	4,800			4,800	
Other: << Enter description here; pro		,						
Other: << Enter description here; pro	vide detail &	justification in tab Part		00.057			00.007	
4.00LUQITI.01L			Subtotal	23,257	-	-	23,007	-
ACQUISITION				(1.200		ACQU	ISITION	
Land				61,200				
Site Demolition				10.7/5		10.050		
Acquisition Legal Fees (if existing s	tructures)			19,765		18,053		
Existing Structures			Caldadal	1,509,320		1,280,696		
LAND IMPROVEMENTS			Subtotal	1,590,285		1,298,749	OVEMENTO	-
LAND IMPROVEMENTS			20.012	220 455		LAND IMPR	ROVEMENTS	
Site Construction (On-site)		Per acre:	38,012	228,455			228,455	
Site Construction (Off-site)			Caldadal	220.455			220 455	
CTDUCTUDEC			Subtotal	228,455	-	- CTDU	228,455 CTURES	-
STRUCTURES  Residential Structures - New Const	ruotion					STRUC	TURES	
Residential Structures - New Const	ruction			1,490,179			1,490,179	
	la lalar		Name Canada	1,490,179			1,490,179	
Accessory Structures (ie. communi				20.040			20.040	
Accessory Structures (ie. communi	iy blug, mai	ntenance blug, etc.) -		20,860			20,860 1,511,038	
CONTRACTOR CERVICES	r	OCA Limit	Subtotal	1,511,038	-	- CONTRACT		-
CONTRACTOR SERVICES Builder Profit:	6.000%	104,370	14.000% 6.000%	104,369		CONTRACTO	OR SERVICES 104,369	
Builder Overhead	2.000%	34,790	2.000%	34,789			34,789	
General Requirements*	6.000%	104,370	6.000%	104,369			104,369	
*See QAP: General Requirements policy	14.000%	243,529	Subtotal				243,527	
, , ,						FIGNITIANDS SOCIES (		
OTHER CONSTRUCTION HARD (	20515 (Nor	-GC work scope items do	ne by Owner)		THER CONSTRUCT	HON HARD COSTS (I	Non-GC work scope if	ems done by Owner)
Other: Radon Mitigation Reserve				5,000			5,000	
<u>T</u> otal <u>C</u> onstruction <u>H</u> ard <u>C</u> osts		Average TCHC:	39,760.40	per <u>Res'l</u> unit	38,980.79	per unit	53.69	per total sq ft
1,988,020.14		Average TCHC:	57.74	per <u>Res'l</u> unit SF	56.38	per unit sq ft		
CONCERNATION CONTINUESION	•	-						

CONSTRUCTION CONTINGENCY

CONSTRUCTION CONTINGENCY

	PART FOUR - USES OF	FUNDS -	2017-0 Hunters Run	Apartments, Dougl	as, Coffee County		
	Construction Contingency	6.98%	138,812			138,812	
I.	DEVELOPMENT BUDGET (contd)			New	Agguigition		Amortizable or
			TOTAL COST	Construction	Acquisition Basis	Rehabilitation Basis	Non-Depreciable
	CONSTRUCTION DEDICE FINANCING		TOTAL COST	Basis			Basis
	CONSTRUCTION PERIOD FINANCING Bridge Loan Fee				CONSTRUCTION F	PERIOD FINANCING	
	Bridge Loan Interest						
	Construction Loan Fee						
	Construction Loan Interest		49,670			22,103	
	Construction Legal Fees		1 200			1 200	
	Construction Period Inspection Fees Construction Period Real Estate Tax		1,200			1,200	
	Construction Insurance						
	Title and Recording Fees						
	Payment and Performance bonds		25,137			25,137	
	Other:						
	Other:	Subtota	76,007	_	_	48,440	_
	PROFESSIONAL SERVICES	Subiola	70,007	-	PROFESSION	IAL SERVICES	
	Architectural Fee - Design		33,150			33,150	
	Architectural Fee - Supervision		17,850			17,850	
	Green Building Consultant Fee Max: 20,000						
	Green Building Program Certification Fee (LEED or Earthcraft) Accessibility Inspections and Plan Review		1,375			1,375	
	Construction Materials Testing		1,575			1,575	
	Engineering						
	Real Estate Attorney						
	Accounting		10,000			10,000	
	As-Built Survey Other: Energy Audit Testing		8,400 3,595			8,017 3,595	
	energy rudic resulting	Subtota		-	-	73,987	-
	LOCAL GOVERNMENT FEES Avg per unit: 0				LOCAL GOVE	RNMENT FEES	
	Building Permits						
	Impact Fees						
	Water Tap Fees waived? Sewer Tap Fees waived?						
	Sewer rap rees warrear	Subtota	-	-	-	-	-
	PERMANENT FINANCING FEES				PERMANENT F	INANCING FEES	
	Permanent Loan Fees		31,135				
	Permanent Loan Legal Fees Title and Decording Fees		6,500 2,250				
	Title and Recording Fees Bond Issuance Premium		2,200				
	Cost of Issuance / Underwriter's Discount		42,687				

	PART FOUR - USES C	F FUNDS -	2017-0 Hunters Run	Apartments, Doug	las, Coffee County	
Other:						
Other.		Subtotal	82,572			_
		oubtotui	02/072	New		Am anti-alala an
. Developi	MENT BUDGET (cont'd)			New	Acquisition Rehabilitation	Amortizable or
			TOTAL COST	Construction	Basis Basis	Non-Depreciable
	IED COCTS			Basis	DCA-RELATED COSTS	Basis
DCA-RELAT					DCA-RELATED COSTS	
	Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		6,500			
	application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		9,000			
	and Pre-approval Fees	12,837	12,838			
	ation Processing Fee	12,637 40,800	40,800			
	oliance Monitoring Fee Front End Analysis Fee (when ID of Interest; \$3000)	40,000	40,000			
	rion End Analysis Fee (when ib of interest, \$3000) ispection Fee (Tax Credit only - no HOME; \$3000)		3,000			
Other:			3,000			
Other:						
Other.		Subtotal	72,138			
EQUITY CO	272	Subtotal	72,130		EQUITY COSTS	
	Organization Fees		300		20011 00313	
	egal Opinion		300			
Syndicator L	0 1		16,304			
Other:			10,304			
other.		Subtotal	16,604			-
DEVELOPE	R'S FFF	oubtotu	. 6766 .		DEVELOPER'S FEE	
Developer's		10.000%	57,897		19,507 38,390	
Consultant's		70.000%	405,280		136,548 268,731	
Guarantor F		0.000%	100/200		235,757	
Developer's		20.000%	115,794		39,014 76,780	
Dovolopol 3	. 1011	Subtotal	578,971	-	195,069 383,902	-
START-UP	AND RESERVES				START-UP AND RESERVES	
Marketing						
Rent-Up Res	serves	33,907				
	eficit Reserve:	89,797	53,570			
Replacemen		•	-			
	xtures and Equipment Proposed Avg Per Unit:	39	2,000		2,000	
Other: Depo	osit to GOA and T&I/PRA Escrow		17,415		-	
		Subtotal	72,985	-	- 2,000	-
OTHER COS	STS	l			OTHER COSTS	
Relocation			14,332		14,332	
	ect Administration		250		-	
		Subtotal	14,582	-	- 14,332	-

PART FOUR - USES OF FUNDS -	2017-0 Hunters Run	Apartments, Dougla	as, Coffee County		
TOTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC)	4,728,603	-	1,493,818	2,672,500	-
Average TDC Per: Unit: 92,717.71 Square Foot:	127.70				
II. TAX CREDIT CALCULATION - BASIS METHOD		New Construction	4% Acquisition Basis	Rehabilitation Basis	
Subtractions From Eligible Basis		Basis	Dasis	Dasis	
Amount of federal grant(s) used to finance qualifying development costs  Amount of nonqualified nonrecourse financing  Costs of Nonqualifying units of higher quality  Nonqualifying excess portion of higher quality units  Historic Tax Credits (Residential Portion Only)  Other <enter comments="" description="" detailed="" here;="" if="" needed="" section="" use=""></enter>					
Total Subtractions From Basis:		0		0	
Eligible Basis Calculation					
Total Basis Less Total Subtractions From Basis (see above) Total Eligible Basis		0 0 0	1,493,818	2,672,500 0 2,672,500	
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT	0	1,493,818	130.00% 3,474,250	
Adjusted Eligible Basis Multiply Adjusted Eligible Basis by Applicable Fraction		100.00%	100.00%	100.00%	
Qualified Basis		0	1,493,818	3,474,250	
Multiply Qualified Basis by Applicable Credit Percentage		Ü	3.23%	3.23%	
Maximum Tax Credit Amount		0	48,250	112,218	
Total Basis Method Tax Credit Calculation			160,469		
III. TAX CREDIT CALCULATION - GAP METHOD Equity Gap Calculation					
Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.		7,611,538		, provide amount of funding	
<u>Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if</u>	TDC > PCL)	4,728,603		table organization to cover eding the PCL:	Historic Designation, indicate below (Y/N):
Subtract Non-LIHTC (excluding deferred fee) Source of Funds		2,315,487	_	0	
Equity Gap Divide Equity Gap by 10		2,413,116 / 10	Funding Amount	U	Hist Desig No
Annual Equity Required		241,312	Federal	State	
Enter Final Federal and State Equity Factors (not including GP contribution)		1.4600	= 0.8700	+ 0.5900	
Total Gap Method Tax Credit Calculation		165,282			_
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DO	CA Limit:	160,469	<u></u>		

### PART FOUR - USES OF FUNDS - 2017-0 Hunters Run Apartments, Douglas, Coffee County

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

160,469

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 for a total of \$40,800.

#### 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 approved by DCA (consider operating deficit reserve equivalent to 3.5 months of operating expenses plus 3.5 months of debt service).

PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$2,112 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 - Hunters Run Apartments - Douglas - Coffee, 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	An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation of eligible basis.
Total Cost 4,800 Total Basis 4,800		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost - Total Basis -		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost - Total Basis -		
OTHER CONSTRUCTION HARD COSTS		
Radon Mitigation Reserve	A \$5,000 radon mitigation reserve has been budgeted until further confirmatory testing. If the property is confirmed to have radon, then mitigation will be required.	Radon mitigation is an eligible depreciable cost included in the calculation of eligible basis.

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification			
Total Cost 5,000 Total Basis 5,000					
CONSTRUCTION PERIOD FINANCING					
0					
Total Cost - Total Basis -					
0					
Total Cost - Total Basis -					
PROFESSIONAL SERVICES					
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 3,595 Total Basis 3,595					
PERMANENT FINANCING FEES					
0					

DEVELOPMENT COST SCHEDULE Section Name	Description/Nature of Cost	Basis Justification
Section's Other Line Item	2 3331. p. 1331. 1331. 1331.	
Total Cost -		
DCA-RELATED COSTS		
0		
Total Cost -		
0		
Total Cost -		
EQUITY COSTS		
0		
Total Cost -		
START-UP AND RESERVES		
Deposit to GOA and T&I/PRA Escrow	This project has budgeted a \$9,806 deposit to the GOA and \$5,497 to T&I as a	Escrow Deposits/Deposits to reserves are non-depreciable costs excluded from the
popositio dont unu Tairi Tat Esciew	condition of USDA's approval of the transfer.	calculation of eligible basis.
	A PRA (private rental assistance) escrow of \$2,112 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the	

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost 17,415 Total Basis	rehab. \$2,112 = \$44 increase X 2 units X 24 months	
OTHER COSTS		
Project Administration	\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Adminstrative costs are non-depreciable costs excluded from the calculation of eligible basis.
Total Cost 250 Total Basis		

## PART FIVE - UTILITY ALLOWANCES - 2017-0 Hunters Run Apartments, Douglas, Coffee 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		Itility Allowance			oproved budget for 2017					
			Date of Utility Allowances			January 1, 20	)17	Structure	MF			
			Paid By (c	check one)		Tenant-F	Paid Utility A	lity Allowances by Unit Size (# Bdı				
Utility	Fuel		Tenant	Owner		Efficiency	1	2	3	4		
Heat	Electric		Х				18	22				
Cooking	Electric		Х				6	8				
Hot Water	Electric		Х				11	14				
Air Conditioning	Electric		Х				7	8				
Range/Microwave	Electric		Х				7	8				
Refrigerator	Electric		Х				7	8				
Other Electric	Electric		Х				6	7				
Water & Sewer	Submetered*?	No	Х				37	42				
Refuse Collection			Х				29	30				
<b>Total Utility Allowa</b>	nce by Unit Size	•	<u>-</u>	-		0	128	147	0	0		
			• •	check one)			Paid Utility A	Allowances by	y Unit Size (	# Bdrms)		
Utility	Fuel		Tenant	Owner		Efficiency	1	2	3	4		
Heat	< <select fuel="">:</select>											
Cooking	< <select fuel="">:</select>											
Hot Water	< <select fuel="">:</select>	>										
Air Conditioning	Electric											
Range/Microwave	Electric											
Refrigerator	Electric											
Other Electric	Electric	0.1										
Water & Sewer	Submetered*?	<select></select>										
Refuse Collection  Total Utility Allowa	naa by Unit Cira					0	0	0	0	0		
Total Utility Allowa	ince by Unit Size	•				U	U	U	U	U		
*New Construction units	MUST be sub-metere	d.										
APPLICANT COMM	MENTS AND CLA	RIFICATIO	NS									
I. Utility allowances ar	e approved by USD	A RD for 20	17. Please s	ee attached app	roved US	SDA 2017 Budg	et for copy of	approval letter				
DCA COMMENTS												

### PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Hunters Run Apartments, Douglas, Coffee 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.

HOME proje	ects - Fix	ed or F	loating (	units:			Utility	PBRA			MSA/NonMS	A:	AMI	Certifie
Are 100% o	f units H	UD PBR	A?	No	Max	Dre need	Allowance	Provider or			Coffee Co.	43,100	Historio	
					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	/ Net Rent	Employee	Building	Type of	Historic
Type	<b>Bdrms</b>	Baths	Count	Area	Limit	Rent	Sched 2 used)	(See note below)	Per Unit	Total	Unit	Design Type	Activity	(See QAI
60% AMI	1	1.0	43	674	610	493	128	USDA	365	15,695	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	5	796	660	549	147	USDA	402	2,010	No	1-Story	Acquisition/Rehab	No
N/A-CS	2	1.0	1	829	660	0	147		0	0	Common Space	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	1	674	610	493	128		365	365	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	1	796	660	549	147		402	402	No	1-Story	Acquisition/Rehab	No
< <select>&gt;</select>							0		0	0		•	·	
< <select>&gt;</select>							0		0	0				
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< <select>&gt;</select>							0		0	0				
<select>&gt;</select>							0		0	0				
< <select>&gt;</select>							0		0	0				
		TOTAL	51	35,261			<b>J</b>	MONT	HLY TOTAL	18,472				

<sup>\*\*\*</sup> 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	nits	:
_	••••	-

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

Efficiency	1BR	2BR	3BR	4BR	Total	
0	44	6	0	0	50	
0	0	0	0	0	0	(Includes inc-restr mgr
0	44	6	0	0	50	units)
0	0	0	0	0	0	
0	44	6	0	0	50	
0	0	1	0	0		(no rent charged)
0	44	7	0	0	51	
0	43	5	0	0	48	
0	0	0	0	0	0	
0	43	5	0	0	48	
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	44	6	0	0	50	
0	0	0	0	0	0	
0	44	7	0	0	51	
0	0	0	0	0	0	
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0	0	0	0	0	0	
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0	0	0	0	0	0	
0	44	7	0	0	51	1
0	44	7	0	0	51	
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0	0	0	0	0	0	
0	0	0	0	0	0	
0	44	7	0	0	51	
0	0	0	0	0	0	

Georgia	Department of Community Affairs	3		2017 F	unding App	lication		Н	ousing Finance	and Development [	Division
	Walkup			Γ	0	0	0	0	0	0	
			Historic	=	0	0	0	0	0	0	
	Elevator				0	0	0	0	0	0	
Unit Square	Footage:		Historic	L	0	0	0	0	0	0	
-	Low Income		60% AMI	Г	0	29,656	4,776	0	0	34,432	
'	Low income		50% AMI		0	23,030	4,770	0	ő	0	
			Total	ļ	0	29,656	4,776	0	0	34,432	
	Unrestricted				0	0	0	0	0	0	
	Total Residential				0	29,656	4,776	0	0	34,432	
	Common Space			-	0	0	829	0	0	829	
	Total ' AND OTHER INCOME (annual a	amounts)		<u>[</u>	0	29,656	5,605	0	0	35,261	
Ancillary Inco	·	,		2,695		Laundry, ven	ding, app fees,	etc. Actual pc	t of PGI:	1.22%	
Other Income											
Included in M		1	2	3	4	5	6	7	8	9	10
Operating Sub Other:	osidy										
	Total OI in Mgt Fee	_	_	-		_	_	_	-	_	
<b>NOT</b> Included	in Mgt Fee:					<u> </u>	I		ı		
Property Tax A	Abatement										
Other:	T. LOUNGE: M. F										
	Total OI <b>NOT</b> in Mgt Fee	-	12	-	- 44	- 45	- 16	- 47	- 40	- 40	-
Included in M Operating Sub	-	11	12	13	14	15	16	17	18	19	20
Other:	osiay										
-	Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
NOT Included											
Property Tax A	Abatement										
	Total OI <b>NOT</b> in Mgt Fee	_	_	-		_	_	_	-	_	
Included in M		21	22	23	24	25	26	27	28	29	30
Operating Sub											
Other:											
<b>NOT</b> Included	Total OI in Mgt Fee	-	-	- 1	-	-	-	-	-	-	-
Property Tax A											
Other:											
=	Total OI <b>NOT</b> in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Included in M		31	32	33	34	35					
Operating Sub	osidy										
Other:	Total OI in Mgt Fee	_	_	_		_					
<b>NOT</b> Included	d in Mgt Fee:			<u> </u>		_					
Property Tax A	Abatement										
Other:	T. (10) NOT : M : T										
	Total OI NOT in Mgt Fee PERATING EXPENSE BUDGET	-	-	-	-	-					
				On 6:45 055	wi4. <i>.</i>				Toyoo and lu		
On-Site Staf	If Costs It Salaries & Benefits	11,571		On-Site Secur Contracted Gu	-				Taxes and Insu Real Estate Tax		13,160

Georgia Department of Community Affa	nirs	2017 Funding Application	on	F	ousing Financ	e and Development I	Division
Maintenance Salaries & Benefits	27,073	Electronic Alarm System			Insurance**		12,210
Support Services Salaries & Benefits	12,359	Subtotal	0		Special Assessme Licenses, and Per	ents and Misc. Tax,	1,206
Other (describe here)				4	Subtota		26,576
Subtotal	51,003						
On-Site Office Costs		Professional Services		_	Management	Fee:	30,000
Office Supplies & Postage	2,317	Legal	0		632.51	Average per unit per ye	ar
Telephone	1,848	Accounting	6,075		52.71	Average per unit per mo	onth
Travel	0	Advertising	400		(Mgt Fee - see Pr	o Forma, Sect 1, Operating	g Assumptions)
Leased Furniture / Equipment	0	Other (describe here)		]			
Activities Supplies / Overhead Cost	0	Subtotal	6,475		TOTAL OPER	ATING EXPENSES	135,626
Other (describe here)				•	Average per unit	2,659.33	
Subtotal	4,165					Total OE Required	2,659
Maintenance Expenses		<b>Utilities</b> (Avg\$/mth/unit)			Replacement	Reserve (RR)	15,300
Contracted Repairs	84	Electricity 7	4,216		Proposed average	a RR/unit amount:	300
General Repairs	500	Natural Gas 1	420	WARNING!	Minimum F	<u>Replacement Reserve</u>	Calculation
Grounds Maintenance	1,532	Water&Swr 4	2,400	RR proposed	Unit Type	Units x RR Min	Total by Type
Extermination	5,190	Trash Collection	0	is below the			
Maintenance Supplies	2,383	Other (describe here)		DCA required	Rehab	51 units x \$350 =	17,850
Elevator Maintenance	0	Subtotal	7,036	minimum.	New Constr	0 units x \$250 =	0
Redecorating	682			•	SF or Duplex	0 units x \$420 =	0
Other (describe here)					Historic Rhb	0 units x \$420 =	0
Subtotal	10,371				Tota	ls 51	17,850
APPLICANT COMMENTS AND CLARIFICA	ATIONS	VI.	DCA COMM	ENTS	TOTAL ANNU	JAL EXPENSES	150,926
NTS: Pro forma rents are at or below CRCU (Conventional Reproject will continue to receive 96% PBRA and has budgete sting tenants as a result of the rehab.  OPERTY TAX: Pro forma as approved by USDA RD.  OPERTY INSURANCE: Pro forma as approved by USDA REPLACEMENT RESERVES: Annual transfer at \$300 per united to CNA) and as approved by USDA RUSDA RUSDA OPERTY INSURANCE: Pro forma as approved by USDA RUSDA R	d PRA (Private Rental Assi: ). in order to adequately fund	stance) to mitigate any negative impact to  20 year capital reserve needs (per Post					

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

In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year.

	PART SE	VEN - OPERA	TING PRO FO	RMA - 2017-0	Hunters Run	Apartments, I	Douglas, Coffe	e County		
I. OPERATING ASSUMPT	IONS	F	Please Note:	G	reen-shaded cells a	are unlocked for you	ur use and <b>contain</b> r	eferences/formulas th	hat <b>may</b> be overwri	ten if needed.
Revenue Growth	2.00%			nent Fee Amour	_			Mgt Fee Percen	-	0.00%
I	3.00%		charged by all lenders/investors)  Property Mgt Fee Growth Rate (choose one):  Yr 1 Prop Mgt Fee Percentage of EGI:							
r i	3.00%	F	, , ,	e Growth Rate	` /_					14.22%
Vacancy & Collection Loss			•	owth Rate (3.00	<i>'</i>	Yes		cate Yr 1 Mgt Fe		30,000
Ancillary Income Limit	2.00%		Percent of E	ffective Gross In	ncome		> If Yes, Indic	cate actual perce	entage:	
II. OPERATING PRO FOR	MA									
Year	1	2	3	4	5	6	7	8	9	10
Revenues	221,664	226,097	230,619	235,232	239,936	244,735	249,630	254,622	259,715	264,909
Ancillary Income	2,695	2,749	2,804	2,860	2,917	2,975	3,035	3,095	3,157	3,220
Vacancy	(13,462)	(13,731)	(14,005)	(14,285)	(14,571)	(14,863)	(15,160)	(15,463)	(15,772)	(16,088)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(105,626)	(108,795)	(112,059)	(115,420)	(118,883)	(122,449)	(126,123)	(129,907)	(133,804)	(137,818)
Property Mgmt	(30,000)	(30,900)	(31,827)	(32,782)	(33,765)	(34,778)	(35,822)	(36,896)	(38,003)	(39,143)
Reserves	(15,300)	(15,759)	(16,232)	(16,719)	(17,220)	(17,737)	(18,269)	(18,817)	(19,382)	(19,963)
NOI	59,971	59,661	59,300	58,885	58,414	57,883	57,290	56,635	55,911	55,118
Mortgage A	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	16,004	15,694	15,333	14,917	14,446	13,916	13,323	12,668	11,944	11,150
DCR Mortgage A	1.36	1.36	1.35	1.34	1.33	1.32	1.30	1.29	1.27	1.25
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.36	1.36	1.35	1.34	1.33	1.32	1.30	1.29	1.27	1.25
Oper Exp Coverage Ratio	1.40	1.38	1.37	1.36	1.34	1.33	1.32	1.31	1.29	1.28
Mortgage A Balance	807,555	799,769	791,625	783,106	774,197	764,877	755,130	744,935	734,272	723,119
Mortgage B Balance	1,301,022	1,314,092	1,327,293	1,340,627	1,354,095	1,367,698	1,381,438	1,395,316	1,409,333	1,423,491
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	270,207	275,611	281,124	286,746	292,481	298,331	304,297	310,383	316,591	322,923
Ancillary Income	3,285	3,350	3,418	3,486	3,556	3,627	3,699	3,773	3,849	3,926
Vacancy	(16,410)	(16,738)	(17,072)	(17,414)	(17,762)	(18,117)	(18,480)	(18,849)	(19,226)	(19,611)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Hunters Run Apartments, Douglas, Coffee County										
I. OPERATING ASSUMPT	TIONS	I	Please Note:	(	Green-shaded cells	are unlocked for yo	ur use and <b>contain</b> r	eferences/formulas	that <b>may</b> be overwri	tten if needed.
Revenue Growth Expense Growth	2.00% 3.00%		Asset Managem charged by all lende		nt (include total		Yr 1 Asset	Mgt Fee Percer	ntage of EGI:	0.00%
Reserves Growth	3.00%	ı	Property Mgt Fe	ee Growth Rate	(choose one):		Yr 1 Prop N	figt Fee Percen	tage of EGI:	14.22%
Vacancy & Collection Loss			Expense Gro	owth Rate (3.00	0%)	Yes		ate Yr 1 Mgt Fee Amt:		30,000
Ancillary Income Limit	2.00%		Percent of E	ffective Gross	Income		> If Yes, indic	cate actual perd	centage:	
II. OPERATING PRO FOR	MA									
Expenses less Mgt Fee	(141,953)	(146,211)	(150,597)	(155,115)	(159,769)	(164,562)	(169,499)	(174,584)	(179,821)	(185,216)
Property Mgmt	(40,317)	(41,527)	(42,773)	(44,056)	(45,378)	(46,739)	(48,141)	(49,585)	(51,073)	(52,605)
Reserves	(20,562)	(21,179)	(21,814)	(22,469)	(23,143)	(23,837)	(24,552)	(25,289)	(26,047)	(26,829)
NOI	54,251	53,307	52,284	51,178	49,985	48,702	47,325	45,850	44,272	42,588
Mortgage A	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	10,284	9,340	8,317	7,211	6,018	4,735	3,358	1,882	304	(1,379)
DCR Mortgage A	1.23	1.21	1.19	1.16	1.14	1.11	1.08	1.04	1.01	0.97
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.23	1.21	1.19	1.16	1.14	1.11	1.08	1.04	1.01	0.97
Oper Exp Coverage Ratio	1.27	1.26	1.24	1.23	1.22	1.21	1.20	1.18	1.17	1.16
Mortgage A Balance	711,453	699,252	686,490	673,142	659,180	644,577	629,303	613,328	596,619	579,142
Mortgage B Balance	1,437,792	1,452,236	1,466,825	1,481,561	1,496,444	1,511,478	1,526,662	1,541,999	1,557,489	1,573,136
Mortgage C Balance										
Other Source Balance										
Year	21	22	23	24	25	26	27	28	29	30
Revenues	329,381	335,969	342,688	349,542	356,533	363,663	370,937	378,355	385,922	393,641
Ancillary Income	4,004	4,084	4,166	4,249	4,334	4,421	4,509	4,600	4,692	4,785
Vacancy	(20,003)	(20,403)	(20,811)	(21,227)	(21,652)	(22,085)	(22,527)	(22,977)	(23,437)	(23,906)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(190,772)	(196,495)	(202,390)	(208,462)	(214,716)	(221,157)	(227,792)	(234,626)	(241,665)	(248,915)
Property Mgmt	(54,183)	(55,809)	(57,483)	(59,208)	(60,984)	(62,813)	(64,698)	(66,639)	(68,638)	(70,697)
Reserves	(27,634)	(28,463)	(29,316)	(30,196)	(31,102)	(32,035)	(32,996)	(33,986)	(35,005)	(36,055)
NOI	40,793	38,883	36,853	34,698	32,413	29,994	27,433	24,727	21,869	18,854
Mortgage A	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)
Mortgage B	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)

	PART S	EVEN - OPER	ATING PRO FO	DRMA - 2017-	0 Hunters Run	Apartments,	Douglas, Coff	ee County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	ur use and <b>contain</b>	references/formulas	that <b>may</b> be overwr	itten if needed.
Revenue Growth	2.00%			ment Fee Amo	unt (include total		Yr 1 Asset	Mgt Fee Perce	ntage of EGI:	0.00%
Expense Growth	3.00%		charged by all lend	ders/investors)	•			J	· ·	
Reserves Growth	3.00%			ee Growth Rat				Mgt Fee Percer		14.22%
Vacancy & Collection Loss				rowth Rate (3.0		Yes		cate Yr 1 Mgt F		30,000
Ancillary Income Limit	2.00%		Percent of Effective Gross				> 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	(35,921)	(37,832)	(39,861)	(42,017)	(44,301)	(46,720)	(49,281)	(51,987)	(54,845)	(57,861)
DCR Mortgage A	0.93	0.88	0.84	0.79	0.74	0.68	0.62	0.56	0.50	0.43
DCR Mortgage B	(0.10)	(0.16)	(0.22)	(0.28)	(0.35)	(0.43)	(0.50)	(0.59)	(0.67)	(0.77)
DCR Mortgage C	, ,	, ,		, ,	, ,	, ,		, ,	, ,	, ,
DCR Other Source										
Total DCR	0.53	0.51	0.48	0.45	0.42	0.39	0.36	0.32	0.29	0.25
Oper Exp Coverage Ratio	1.15	1.14	1.13	1.12	1.11	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance	560,862	541,742	521,744	500,828	478,950	456,068	432,134	407,100	380,917	353,531
Mortgage B Balance	1,556,042	1,538,776	1,521,337	1,503,723	1,485,932	1,467,962	1,449,811	1,431,479	1,412,962	1,394,259
Mortgage C Balance										
Other Source Balance										
Year	31	32	33	34	35	i.				
Revenues	401,514	409,544	417,735	426,090	434,611					
Ancillary Income	4,881	4,979	5,078	5,180	5,283					
Vacancy	(24,384)	(24,871)	(25,369)	(25,876)	(26,394)					
Other Income (OI)	-	-	-	-	-					
OI Not Subject to Mgt Fee	-	-	-	-	-					
Expenses less Mgt Fee	(256,382)	(264,073)	(271,996)	(280,156)	(288,560)					
Property Mgmt	(72,818)	(75,002)	(77,252)	(79,570)	(81,957)					
Reserves	(37,137)	(38,251)	(39,399)	(40,581)	(41,798)					
NOI	15,674	12,325	8,798	5,087	1,186	i				
Mortgage A	(43,967)	(43,967)	(43,967)	(43,967)	(43,967)					
Mortgage B	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)					
Mortgage C	-	-	-	-	-					
D/S Other Source,not DDF	-	-	-	-	-					
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-					
Cash Flow	(61,040)	(64,390)	(67,916)	(71,627)	(75,529)					
DCR Mortgage A	0.36	0.28	0.20	0.12	0.03					

#### PART SEVEN - OPERATING PRO FORMA - 2017-0 Hunters Run Apartments, Douglas, Coffee 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: 14.22% Vacancy & Collection Loss 6.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 30,000 Ancillary Income Limit 2.00% Percent of Effective Gross Income --> If Yes, indicate actual percentage: **II. OPERATING PRO FORMA** DCR Mortgage B (0.86)(0.97)(1.07)(1.19)(1.31)DCR Mortgage C DCR Other Source Total DCR 0.20 0.16 0.11 0.07 0.02 Oper Exp Coverage Ratio 1.04 1.03 1.02 1.01 1.00 Mortgage A Balance 324.886 294.926 263.590 230.813 196.531 Mortgage B Balance 1.375.368 1.356.287 1.337.015 1,317,549 1.297.887 Mortgage C Balance Other Source Balance III. Applicant Comments & Clarifications IV. DCA Comments The project was awarded debt deferral under the Multi-family Housing Preservation and Revitalization Restructuring Demonstration Program 2015 NOSA. The assumed 515 mortgage debt service will be deferred for 20 years. A refinance event will take place when deferral ends in year 20. In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year paid out of cash flow. Vacancy has been underwritten to 6% per RDs threshold policy which states the vacancy must not fall below the lesser of historical average of collected rents for most recent three years plus 2% for bad debt or industry standard of 5%, max of 10% (for 16 or more units) and 15% (for less than 16 units) unless otherwise specified by terms of NOSA. The 3 year historical vacancy of 4% +2% results in an underwritten vacancy of 6%. 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 annually. DSCR: A waiver of the 1.25 DSCR requirement has been obtained from DCA.

		PART EIGH	T - THRESHOLD CRIT	ERIA - 2	017-0 Hunters Run	Apartments, Dougl	as, Coffee Co	ounty	
								Applicant	Response DCA USE
FINIAL	TUDECUALD	DETERMINI	ATION (DOA II C		Disclaimer: DCA Threshold and S	coring section reviews pertain only to	o the corresponding fund		•
			ATION (DCA Use C	niy)		on subsequent or future funding roun			
	erall Comments / /	Approval Condition	ns:						
1.)									
2.)									
3.)									
J.,									
4.)									
4.)									
- \									
5.)									
6.)									
7.)									
8.)									
9.)									
10.)									
l1.) l2.)									
13.)									
14.)									
15.)									
16.)									
17.)									
18.)									
19.)									
20.)									
4 000	IEOT EE A CIDII	ITV MADILITY	ANALYSIS AND SON	FORMAN	OF WITH DLAN			Pass?	
1 PRO	JECT FEASIBIL	IIY, VIABILIIY	ANALYSIS, AND CON	FORMAN	CE WITH PLAN			Pass?	
Thresi	hold Justification per	Applicant							
			nount requested for the project						
qualified lo	w-income housing pr	oject through the cre	edit period. As demonstrated	d, the housing	g credit dollar amount red	quested is necessary for the	e financial feasibi	lity of the proje	ct
DCA's	Comments:								
2 COS	T LIMITS							Pass?	
	unts are linked to Rent Chart in	n Part VI Revenues &	New Construction and		Histori	c Rehab or Transit-Orien	ted Devlomt	1	
	Cost Limit Per Unit totals by		Acquisition/Rehabilitation			g for Historic Preservation	•	Is thi	s Criterion met? Yes
calculated.	Unit Type	Nbr Units	Unit Cost Limit total b	v I Init Typo	Nbr Units	-	total by Unit Type	1	
Detached/Se		0 0	117.818 x 0 units =	0	0	129,599 x 0 units =	0	-	
mi-Detached		1 0	154,420 x 0 units =	0	0	169,862 x 0 units =	0		MSA for Cost Limit
Dotadnou	2 BR	2 0	187.511 x 0 units =	0	0	206,262 x 0 units =	0		purposes:
	3 BR	3 0	229,637 x 0 units =	0	0	252,600 x 0 units =	0		Valdanta
	4 BR	4 0	270,341 x 0 units =	0	0	297,375 x 0 units =	0		Valdosta
	Subotal	0	_	0	0		0	-	Tot Development Costs:
Row House	Efficiency	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0		4,728,603
	1 BR	44	144,909 x 44 units =	6,375,996	0	159,399 x 0 units =	0		
	2 BR	2 7	176,506 x 7 units =	1,235,542	0	194,156 x 0 units =	0		Cost Waiver Amount:
	3 BR	3 <b>0</b> 4 <b>0</b>	217,443 x 0 units =	0	0	239,187 x 0 units =	0		
	4 BR Subotal	51	258,414 x 0 units =	7,611,538	0	284,255 x 0 units =	0	-	Historic Preservation Pts
Walkup	Efficiency	0 0	91,210 x 0 units =	0	0	100,331 x 0 units =	0		0
••aikup	1 BR	1 0	125,895 x 0 units =	0	0	138,484 x 0 units =	0		Community Transp Opt Pt
	2 BR	2 0	159,553 x 0 units =	0	0	175,508 x 0 units =	0		0
	3 BR	3 0	208,108 x 0 units =	0	0	228,918 x 0 units =	0		•
	4 BR	4 0	259,274 x 0 units =	0	0	285,201 x 0 units =	0	_	<b>Project Cost</b>
	Subotal	0		0	0		0		
Elevator	Efficiency	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0		Limit (PCL)
	1 BR	1 0	133,769 x 0 units =	0	0	147,145 x 0 units =	0		7,611,538
	2 BR	2 0	171,988 x 0 units =	0	0	189,186 x 0 units =	0		
	3 BR 4 BR	3 0 4 0	229,318 x 0 units = 286,647 x 0 units =	0	0	252,249 x 0 units = 315,311 x 0 units =	0		Note: if a PUCL Waiver has
	Subotal	0		0		515,511 X U UIIIIS =	0	=	been approved by DCA, that amount would supercede the
Total Por (	Construction Type	51	=	7,611,538	0		0	=	amounts shown at left.
	hold Justification per			,,011,030	DCA's Com	ments:	U		at one will defer
mesi	пола оизиновиот рег.	трисин			DOA'S COM	mono.			
2 TEN	ANCV CHARACT	FEDICTION	This project is decignated as	, F	Elderly			Pass?	
	ANCY CHARACT		This project is designated as	٥.		monte:		Fa55 (	
	hold Justification per		geting elderly households.		DCA's Com	ments.			
			goding olderly nousenous.					D 0	
	UIRED SERVICE							Pass?	
			ne specific services and mee				icant agree?		Disagree
			om at least 2 categories belo	_	projects, or at least 4 bas	sic ongoing services from	at least 3 categori	es below for Se	enior projects:
,		• .		specify:					
,	n-site enrichment clas n-site health classes	5555		specify:					
,	n-site riealth classes ther services approve	ed by DCA		specify:					
41 ( 11	oo. 11000 appi 010	~, _ ~, .							
		abilitation of existing	congregate supportive hous	ing developn	nents:				

	PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee County			
	App	licant F	Response	DCA USE
	Displaines, DCA Throubold and Copyling coaling souths and up the programmed finding ground			
LII	INAL THRESHOLD DETERMINATION (DCA Use Only)  Threshold Justification per Applicant  DCA's Comments:  DCA's Comments:	Ļ		
A w	vaiver was requested and approved for required services at pre-application.			
	MARKET FEASIBILITY	Pass?		
	A. Provide the name of the market study analyst used by applicant:  A. Bowen National Research	L		
	B. Project absorption period to reach stabilized occupancy  B. 4 months			
	C. Overall Market Occupancy Rate			
	D. Overall capture rate for tax credit units			
	E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.			
	Project Nbr Project Name Project Nbr Project Name Project Nbr Proj	ct Name		
	1 3 5 6			
	F. Does the unit mix/rents and amenities included in the application match those provided in the market study?	F.	No	
	Threshold Justification per Applicant	L		
low- 5f. T	s the opinion of the market analyst that given the 100% occupancy of the affordable age-restricted developments within the market and region, the subject will continuity-income senior households that is not readily available in the region.  The Max Allowable LIHTC Gross rent and unit mix matches the market study. The market study was completed in August 2017 prior to USDA's completion of under the Core Application (approved by USDA) are slightly different from those utilized in the market study, but are within DCA limits and provide the required market advar DCA's Comments:	rwriting.	, ,	
	DCA'S Comments.			
6	APPRAISALS	Pass?		
•	A. Is there is an identity of interest between the buyer and seller of the project?	A.	Yes	
	B. Is an appraisal included in this application submission?	В.	Yes	
	If an appraisal is included, indicate Appraiser's Name and answer the following questions: Appraiser's Name: Andrew J. Moye, Crown Appraisa			
	1) Does it provide a land value?	1)	Yes	
	2) Does it provide a value for the improvements?	2)	Yes	
	3) Does the appraisal conform to USPAP standards?	3)	Yes	
	4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?	4)		
	C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?	C.	No	
	D. Has the property been:	D.	110	
	1) Rezoned?	1)	No	
	2) Subdivided?	2)	No	
	3) Modified?	3)	No	
6B4	Threshold Justification per Applicant 4: This project does not include DCA HOME Funds.			
	DCA's Comments:			
7	ENVIRONMENTAL REQUIREMENTS	Pass?		
	A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:  A. Geotechnical & Environmental Co	onsultan	ts, Inc,	
	B. Is a Phase II Environmental Report included?	B.	No	
	C. Was a Noise Assessment performed?	C.	Yes	
	1) If "Yes", name of company that prepared the noise assessment?			
	2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:	2)	<65	
	3) If "Yes", what are the contributing factors in decreasing order of magnitude? All noise assessment locations total DNL are under 65 dB limit. GEC's conclusion is noise issues will not be a concern that could preclude development.			
	D. Is the subject property located in a:	D.		
	1) Brownfield?	1)	No	
	2) 100 year flood plain / floodway?	2)	No	
	If "Yes":  a) Percentage of site that is within a floodplain:	a)	0.000%	
	<ul><li>b) Will any development occur in the floodplain?</li><li>c) Is documentation provided as per Threshold criteria?</li></ul>	b)	No Yes	
	3) Wetlands?	3)	No	
	If "Yes": a) Enter the percentage of the site that is a wetlands:	a)	0.000%	
	b) Will any development occur in the wetlands?	b)	No	
	c) Is documentation provided as per Threshold criteria?	c)	No	
	4) State Waters/Streams/Buffers and Setbacks area?	4)	No	
	E. Has the Environmental Professional identified any of the following on the subject property:  1) Lead-based paint?  No  5) Endangered species?  No  9) Mold?	, [	No	
	2) Noise? No 6) Historic designation? No 10) PCB's		No	
	3) Water leaks? No 7) Vapor intrusion? No 11) Radoi		Yes	
	4) Lead in water?  No  8) Asbestos-containing materials?  No			
	12) Other (e.g., Native American burial grounds, etc.) - describe in box below:			
	N/A  E. la all additional equipmental decumentation required for a HOME application included qual-pay			
	<ul><li>F. Is all additional environmental documentation required for a HOME application included, such as:</li><li>1) Eight-Step Process for Wetlands and/or Floodplains required and included?</li></ul>	1)		
	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. If HUD approval has been previously granted, has the HUD Form 4128 been included?	G.	N/A	
rra	piacts involving HOME funds must also meet the following Site and Neighborhood Standards:			

Projects involving HOME funds must also meet the following Site and Neighborhood Standard

	PART FIGURE TURFOLIOUR	ODITEDIA CONT.O.U.					
	PART EIGHT - THRESHOLD	CRITERIA - 2017-0 Hu	inters Run Apartments, Do	ouglas, Coffee County			
				Арр	licant R	esponse	DCA USE
FI	NAL THRESHOLD DETERMINATION (DCA U	lse Only) Disclaimer: DO	A Threshold and Scoring section reviews pertain		d and have		
• •	H. The Census Tract for the property is characterized as [Choose ei	• •	no effect on subsequent or future fundir % or more minority)	ng round scoring decisions.  H. <select>&gt;</select>			lect>>
	Racially mixed (25% - 49% minority), or Non-minority (less than a		70 of more minority),	11.		~~36	601>>
	I. List all contiguous Census Tracts:					-	
	J. Is Contract Addendum included in Application?				J.		
	Threshold Justification per Applicant				J.		
7 F	Fig. 7. This project is not seeking HOME funds.						
	DCA's Comments:						
	DCA's Comments:						
_					- o		
8	SITE CONTROL				Pass?		
	A. Is site control provided through November 30, 2017?	Expiration Date:	12/31/18		A.	Yes	
	B. Form of site control:			B. Contract/Option		<select>&gt;</select>	
	C. Name of Entity with site control:		Hunters Run of Douglas L.P.				
	<b>D.</b> Is there any Identity of Interest between the entity with site contro	I and the applicant?			D.	Yes	
_	Threshold Justification per Applicant						
	). IOI: The General Partner's of Hunters Run of Douglas L.P. (the Trans						
Ma	rtin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Me	mber of Hallmark-Georgia GP,	LLC and Manager of Hallmark Hur	nters Run, LLC (the Transfer	ee).		
_	DCA's Comments:						
9	SITE ACCESS				Pass?		
	A. Does this site provide a specified entrance that is legally accessil	ole by paved roads and are the	appropriate drawings, surveys, ph	otographs and other	A.	V	
	documentation reflecting such paved roads included in the electron	onic application binder?		•		Yes	
	B. If access roads are not in place, does the application contain doc	umentation evidencing local go	vernment approval to pave the roa	d, a commitment for	B.	No	
	funding, and the timetable for completion of such paved roads?					NO	
	C. If the road is going to be paved by the applicant, are these costs	documented in the submitted el	lectronic application binder and refl	lected in the	C.	No	
	development budget provided in the core application?					.10	
	D. If use of private drive proposed, is site control of private drive doc and are the plans for paving private drive, including associated drive.			ent on private drive,	D.	No	
		evelopment costs, adequately a	addressed in Application?				
Q E	Threshold Justification per Applicant  -D. N/A - The Site can be accessed by an existing paved road as indicated in the control of the contro	cated by the plane provided					
3 L	DCA's Comments:	cated by the plans provided.					
	DOA'S COMMENS.						
_					ъ «Г		
10	SITE ZONING				Pass?		
	A. Is Zoning in place at the time of this application submission?				A.	Yes	
	<b>B.</b> Does zoning of the development site conform to the site development	•			B.	Yes	
	C. Is the zoning confirmed, in writing, by the authorized Local Gover	nment official?			C.	Yes	
	If "Yes":  1) Is this written confirmation included	d in the Application?			1)	Yes	
	<ol><li>Does the letter include the zoning</li></ol>	and land use classification of the	ne property?		2)	Yes	
	<ol><li>Is the letter accompanied by a clear</li></ol>		nts (include a copy of the applicable	e sections of the	3)	Yes	
	zoning ordinance highlighted for the						
	<ol> <li>Is the letter accompanied by all co</li> </ol>	-			4)	Yes	
	5) If project is requesting HOME or H		nent official also comment on whet	her project will include	5)	N/Ap	
	development of prime or unique fa		:!b :		_		
	D. Is documentation provided (on the Architectural Site Conceptual layout conforms to any moratoriums, density, setbacks or other re		ically or in written form) that demor	nstrates that the site	D.	No	
	E. Are all issues and questions surrounding the zoning and land use	•	rior to this application submission?		E.	Yes	
	,	classification clearly defined p	nor to this application submission?			res	
10	Threshold Justification per Applicant  C. A zoning letter has been included in Tab 10.						
	D. Per DCA, the Conceptual Site Development Plan can be submitted	with the 60 day submission					
	DCA's Comments:	mar are ce day casmiceiem					
44	OREDATING LITH ITIES				Pass?		
11	OPERATING UTILITIES  A. Check applicable utilities and enter provider name:	1) Coo	N/A		_	bi -	
	A. Check applicable utilities and enter provider name:	1) Gas	N/A City of Douglas		1)	No	
11	Threshold Justification per Applicant  A. An electric letter from the city has been included in Tab 11.	2) Electric	City of Douglas		2)	Yes	
11	A. An electric letter from the city has been included in Tab 11.  DCA's Comments:						
	DONG COMMUNICA						
_							
12	PUBLIC WATER/SANITARY SEWER/STORM SEWER	₹			Pass?		
	A. 1) Is there a Waiver Approval Letter From DCA included in this	application for this criterion as i	t pertains to single-family detached	I Rural projects?	A1)	No	
	If Yes, is the waiver request accompanied by an engineering				2)	No	
	B. Check all that are available to the site and enter	Public water	City of Douglas		B1)	Yes	
	provider name:	Public sewer	City of Douglas		2)	Yes	
	Threshold Justification per Applicant	,	-		-/_		
12	B. A water/sewer letter from the city has been provided in Tab 12.						
_	DCA's Comments:						
13	REQUIRED AMENITIES				Pass?		
	Is there a Pre-Approval Form from DCA included in this application for	or this criterion?				Yes	
	A. Applicant agrees to provide following required Standard Site American Action 1. American 1. Am		A Amenities Guidebook (select one in	n each category):	Α.	Agree	
	Community area (select either community room or community)		A1) Room		, v. L	g. 00	
	Exterior gathering area (if "Other", explain in box provided at	•	A2) Other - explain:	Cover	ed Porch		
	3) On site laundry type:	J 7.	A3) On-site laundry	Sover	0.011		
	B. Applicant agrees to provide the following required Additional Site	Amenities to conform with the I	· · · · · · · · · · · · · · · · · · ·		B.	Agree	
	The nbr of additional amenities required depends on the total unit				_		Amenities
	Additional Amenities (describe in space provided below)	Guidebook Met's DCA Pre-appr		(describe below)	G	iidahaak Mat2	DCA Pre-approve

	PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hunters	Run Apartments, Douglas, Coffee County		
		Applicant	Response	DCA USE
FINΔ		ld and Scoring section reviews pertain only to the corresponding funding round and have		
1 1117	1) Pavilion	effect on subsequent or future funding round scoring decisions.  3) N/A		
	2) Computer Room	4) N/A		
C.	C. Applicant agrees to provide the following required Unit Amenities:	C		
	1) HVAC systems	1)		
	Energy Star refrigerators     Energy Star dishwashers (not required in senior USDA or HUD properties)	2' 3		
	4) Stoves	4		
	5) Microwave ovens	5	Yes	
	6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR	6a)		
ь	<ul> <li>b. Electronically controlled solid cover plates over stove top burners</li> <li>f proposing a Senior project or Special Needs project, Applicant agrees to provide the following addition</li> </ul>	6bj al required Amenities: D		
	Elevators are installed for access to all units above the ground floor.	al required Americas.		
	2) Buildings more than two story construction have interior furnished gathering areas in several location	ns in the lobbies and/or corridors	No	
	3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Ac			
Th	b. If No, was a DCA Architectural Standards waiver granted?  hreshold Justification per Applicant	3b)	No	
	3 - Per 2017 QAP no dishwashers are required at a senior property			
DC	OCA's Comments:			
44 DI	SELIABILITATION STANDARDS (RELIABILITATION REQUIECTS ONLY)	Pass	,	
	REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)			
	A. Type of rehab (choose one):	A. Pre-Application Waiver	< <select>&gt;</select>	
В.	Date of Physical Needs Assessment (PNA):     Name of consultant preparing PNA:	B. January 26, 2017 Eric Sunderland - EMG		
	Is 20-year replacement reserve study included?		Yes	
C.	2. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?	C	Yes	
_	Name of qualified BPI Building Analyst or equivalent professional:	Jack Wynn - Southern Home Energy Solutions LLC		
D.	D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percented DCA Rehabilitation Work Scope form referenced above clearly <ol> <li>All immediate needs identified</li> </ol>			
	addresses:  2. All application threshold and s			
	3. All applicable architectural and	• .		
_		d in the Phase I Environmental Site Assessment.	Yes	
Ε.	E. Applicant understands that in addition to proposed work scope, the project must meet state and local buset forth in the QAP and Manuals, and health and safety codes and requirements. <u>Applicant agrees?</u>	ilding codes, DCA architectural requirements as E	Disagree	
Th	hreshold Justification per Applicant			
chango 14 D.2	Note: this project is a Minor Rehab (not a substantial-gut rehab or a historic preservation). Majority of the out of existing items, with the exception of accessibility criteria.  2 - DCA granted waivers on some threshold requirements (See Waiver Approvals from DCA)  Applicant agrees to abide by all state and local building codes, all heath and safety codes and requirement (CA)			
DC	CA's Comments:			
			.r	
15 SI	SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN	Pass?	<u> </u>	
A	A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance wind Architectural Manual?	th all instructions set forth in the DCA A	Yes	
	Are all interior and exterior site related amenities required and selected in this application indicated on the	e Conceptual Site Development Plan?	Yes	
	3. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows enti-		Yes	
C.	C. Ground level color photos of proposed property & adjacent surrounding properties & structures are inclu Site Map delineates the approximate location point of each photo?	ded, numbered, dated & have brief descriptions?	Yes Yes	
D.	<ol> <li>Aerial color photos are current, have high enough resolution to clearly identify existing property &amp; adjact</li> </ol>	ent land uses, and delineate property boundaries?		
Th	hreshold Justification per Applicant			
	Per DCA, the Conceptual Site Development Plan can be submitted with the 60 day submission. B.The local	ation map with site geo coordinates is located in Tab 1, Section	5.	
DC	ICA's Comments:			
16 BI	BUILDING SUSTAINABILITY	Pass?		
	A. Applicant agrees that this proposed property must achieve a minimum standard for energy effici			
Α.	construction completion as set forth in the QAP and DCA Architectural Manual?	nericy and sustainable building practices upon	Agree	
В.	3. Applicant agrees that the final construction documents must clearly indicate all components of the bu	ilding envelope and all materials and equipment B	Disagree	
Th	that meet the requirements set forth in the QAP and DCA Architectural Manual? Threshold Justification per Applicant			Į
	DCA granted waivers on several material requirements from the DCA Architectural Manual (See Waiver A	approvals from DCA)		
DC	OCA's Comments:			
17 A	ACCESSIBILITY STANDARDS	Pass		
A.	A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility law Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards so that a maximum accessibility is obtained.)	of 1973, Georgia Fair Housing Law and Georgia	. No	
	2) Owner understands that DCA requires the Section 504 accessibility requirements to be incorporal construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardederal debt financing assistance (e.g., HOME). This constitutes a higher standard of accessibility This means that all projects, including those financed with tax exempt bonds which receive an alloprojects, must incorporate at a minimum the requirements of the Uniform Federal Accessibility Sproject.	rdless of whether or not the project will receive  y than what may be required under federal laws.  eation of 4% tax credits and 9% tax credits-only	Yes	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee Co	unty		
	Applicant R	esponse DCA U	JSE
FINAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding fund no effect on subsequent or future funding round scoring decisions.	ing round and have		
3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so,	3)	Yes	
support the claim with a legal opinion placed where indicted in Tabs Checklist.	3)	ies	
4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?	4)	No	
B. 1) a. Will at least 5% of the total units (but no less than Nbr of Units Minimum Required:			
one unit) be equipped for the mobility disabled, Equipped: Nbr of Units Percentage including wheelchair restricted residents?	D4) - [	V	
, at mostly impared	B1)a.	Yes	
b. Roll-in showers will be incorporated into 40% of the mobility 1) b. Roll-In Showers 2 40% equipped units (but no fewer than one unit)?	b.	Yes	
2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaired 2 2%	2)	Yes	
unit) be equipped for hearing and sight-impaired residents?	2)	165	
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	c.		
Team nor have an Identify of Interest with any member of the proposed Project Team?	G.	Yes	
The DCA qualified consultant will perform the following: Name of Accessibility Consultant E&A Team, Inc.	] _		
<ol> <li>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</li> </ol>		Yes	
comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the			
plans appear to meet all accessibility requirements.			
2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.	2).	Yes	
3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as	3).	Yes	
to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.  4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all	4).	Vee	
accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have		Yes	
been resolved prior to submission of the project cost certification.			
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 Architectura 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)	I and Accessibili	ty Manual requiremen	ıts
Will the exception to nems that were grained a warver by DcA (oee warver Approvals into DcA) (the 2013 Active Stolling Manuals with the exception 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 we	ere granted a waiver b	οv
DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design)			,
DCA's Comments:			
DOA'S COMMITTERS.			
18 ARCHITECTURAL DESIGN & QUALITY STANDARDS	Pass?		
Is there a Waiver Approval Letter From DCA included in this application for this criterion?		Yes	
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?		No	
A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by	· · · · -		
Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures,	A.	Yes	
construction or rehabilitation of community buildings and common area amenities are not included in these amounts.  B. Standard Design Options for All Projects	В.		
1) Exterior Wall Finishes (select one) Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade	1)	Yes	
existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty	·/		
Major Bldg Component Materials & Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)	2)	Yes	
Upgrades (selectione)	j L		
C. Additional Design Options - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application			
and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.  1) N/A	C.	N-	_
1) N/A 2) N/A	1)	No No	
Threshold Justification per Applicant	-/_	NO	
18 - DCA granted waivers for several items from the DCA Architectural Standards (See Waiver Approvals from DCA)			
· · · · · · · · · · · · · · · · · · ·			
DCA's Comments:			
19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)	Pass?		
A. Did the Certifying Entity meet the experience requirement in 2016?	A.	Yes	
B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?	В.	Yes	
C. Has there been any change in the Project Team since the initial pre-application submission?  D. Did the project team requests a value of a value of the control of the project team and the project	C.	No	
<ul> <li>D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?</li> <li>E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):</li> </ul>	D. Certifying GP/	No /Developer	
	<< Select Des		
Threshold Justification per Applicant		9	
19 E. DCA's pre-application Qualification of Project's Team Determination is included in Tab 19.			
DCA's Comments:			
20 COMPLIANCE HISTORY SUMMARY	Pass?		
A. Was a pre-application submitted for this Determination at the Pre-Application Stage?	A.	Yes	
B. If 'Yes", has there been any change in the status of any project included in the CHS form?	B.	No	
C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?	C.	Yes	
Threshold Justification per Applicant	_		
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. Land of the constraint of the constra			
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.		
	L		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee County			
	Applicant F	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding and scoring section reviews pertain only to the corresponding funding section reviews pertain reviews pertain reviews pertain reviews pertain reviews pertain reviews pertain reviews pe	nding round and have		
will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the			
D. compliance period?	D.		
E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?	E.		
F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence?	F.		
G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?	G.		
1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?			
H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount	Н.		
included in the application?  Let us 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.	Į		
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?	B.		
C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the	C.		
CHDO must also exercise effective control of the project)?  D. CHDO has been granted a DCA HOME consent?  DCA HOME Consent amount:  0	D.		
Threshold Justification per Applicant			
N/A - Applicant is not a CHDO.			
DCA's Comments:			
	_		
23 REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided.	Pass?		
A. Credit Eligibility for Acquisition	A.	Yes	
B. Credit Eligibility for Assisted Living Facility  C. New profit Forders Toy Expend Qualification Status	B. C.	No	
<ul> <li>C. Non-profit Federal Tax Exempt Qualification Status</li> <li>D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]</li> </ul>	D.	No No	
E. Other (If Yes, then also describe):  E.	5.	110	
Threshold Justification per Applicant			
The required legal opinion regarding credit eligibility for acquisition is located in Tab 23.			
DCA's Comments:			
CAL DEL COATION AND DIODI ACCIMENT OF TENANTO	Pass?		
24 RELOCATION AND DISPLACEMENT OF TENANTS  A Describe Applicant opticipate displacing or releasing any tenants?		Voc	
<ul><li>A. Does the Applicant anticipate displacing or relocating any tenants?</li><li>B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?</li></ul>	A. B1)	Yes Yes	
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).	51/[	100	
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?	2)	No	
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?	3)	Yes	
C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?	C.	Yes	
D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  1) Number of Over Income Tenants  4			
2) Number of Rent Burdened Tenants  0 5) Number of Displaced Tenants 4			
3) Number of Vacancies 0			
E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):			
1) Individual interviews Yes 3) Written Notifications Yes			
2) Meetings  Yes  4) Other - describe in box provided:  Threshold Justification per Applicant			
24A. The relocation plan can be found in Tab 24.			
24B2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core Application.			
DCA's Comments:			
25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)	Pass?		
If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:	L		
A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project i	is A.	Agree	
located?	_		
B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?	В.	Agree	
<ul> <li>C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?</li> <li>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</li> </ul>	C. e D.	Agree Agree	
accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?	J.	Agree	
E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?	E.	Agree	
F. Includes making applications for affordable units available to public locations including at least one that has night hours?	F.	Agree	
G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?	G.	Agree	
H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasin criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.	g H.	Agree	
Threshold Justification per Applicant	Ļ		
A marketing plan will be provided prior to the commencement of lease up.			
DCA's Comments:			
26 OPTIMAL UTILIZATION OF RESOURCES	Pass?		

### PART EIGHT - THRESHOLD CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee County

Applicant	Response	DCA USE
ling funding round and have		

### FINAL THRESHOLD DETERMINATION (DCA Use Only)

<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond no effect on subsequent or future funding round scoring decisions. Threshold Justification per Applicant

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

DCA's Comments:

PART N	INE - SCORI	NG CRITERIA - 2017-0 Hunters Run Apa	artments, C	Oouglas, Coffee County		
<b>Disclaimer:</b> DCA Threshold and Scoring section	n reviews pertain or	nts must include comments in sections where points are cla ily to the corresponding funding round and have no effect on sub I result in a one (1) point "Application Completeness" deduct	sequent or future	funding round scoring decisions.	Score Value	Self DCA Score Score
				TOTALS:	92	20 20
1. APPLICATION COMPLETENESS		(Applicants start with 10 pts. Any p	oints entered v	vill be <u>subtracted</u> from score value)	10	10 10
A. Missing or Incomplete Documents	Number: (	9 For each missing or incomplete document,	one (1) point will I	pe deducted	A	\. <b>0</b>
Organization	Number: (				1	0
B. Financial and Other Adjustments	Number: (	2-4 adjustments/revisions = one (1) pt dedu Enter "1" for each item		the deducted for each add'l adjustment.	Е	<b>0</b>
DCA's Comments:  A. Missing or Illegible or Inaccurate Documents or	Nbr	Enter i for each item	Nbr			Nbr
Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/rev	isions:	0
1	1	I	n/a	1		n/a
2	2	2		2		
3	3	3	included in 2	3		included in 2
4	4	4		4		included in 2
5	Ę	5	included in 4	5		
6	6	6		6		
7	7	7	included in 6	7		
8	3			8		
9	Ç	)	included in 8	9		
10		10		10		
11	1	11	included in 10	11		

	PART NINE - SCORING CRITE	RIA - 2017-0 Hu	nters Run Ap	artments, C	ouglas, Coffe	ee County			
	REMINDER: Applicants must include Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding Failure to do so will result in a one	onding funding round and	have no effect on sul	osequent or future	funding round scoring	g decisions.	Score Value	Self Score	
						TOTALS:	92	20	20
12	12				12				
2.	DEEPER TARGETING / RENT / INCOME RESTRICTIONS		Choose A or B.				3	0	0
A	. Deeper Targeting through Rent Restrictions	To	otal Residential Units	50					
	Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:	Per Applicant  Nbr of Restricted	Per DCA Residential Units	]	Actual Percent Per Applicant	of Residential Units:	2	A. 0	0
	1. 15% of total residential units	113. 6	. rees a constant	1	0.00%	0.00%	1 1	1. 0	0
or				=	0.00%	0.00%	2	2. 0	0
В	. Deeper Targeting through <u>New</u> PBRA Contracts	Nbr of PBRA Re	esidential Units:				3	B. 0	0
	1. 15% (at least) of residential units to have PBRA for 10+ yrs:				0.00%	0.00%	2	1. 0	0
	2. Application receives at least points under Section VII. Stal	ble Communities.	Points awarded i	n Sect VII:	0	0	1	2. 0	0
	DCA's Comments:								
3.	DESIRABLE AND UNDESIRABLE CHARACTERISTICS		See QA	P Scoring for requi	irements.		13	0	0
	Is the completed and executed DCA Desirable/Undesirable Certification form	n included in the appro	opriate application	n tab, in both th	e original Excel ve	ersion and signed PDF	?		
A	. Desirable Activities	(1 or 2 pts each - see	QAP)	Complete this s	section using results	from completed current	12	Α.	
	Bonus Desirable	(1 pt - see QAP)				cation form. Submit this	1	В.	
C	. Undesirable/Inefficient Site Activities/Characteristics	(1 pt subtracted each)		completed t	orm in both Excel at indicated in Tabs C	nd signed PDF, where hecklist	various	C.	
	Scoring Justification per Applicant								
_	DCA's Comments:								
4.	COMMUNITY TRANSPORTATION OPTIONS		See s	coring criteria f	or further requiren	nents and information	6	0	0
	Evaluation Criteria	Competitive Po	ool chosen:	N/A - 4% Bo	nd			Applicant Agrees?	DCA Agrees?
	1. All community transportation services are accessible to tenants by Pave		•						
	2. DCA has measured all required distances between a pedestrian site ent				alkways.				
	<ol> <li>Each residential building is accessible to the pedestrian site entrance via</li> <li>Paved Pedestrian Walkway is in existence by Application Submission.</li> </ol>			,	onlicant has subm	itted documents			
	showing a construction timeline, commitment of funds, and approval from					mod doodiiioiito			
	5. The Applicant has clearly marked the routes being used to claim points								

PART NINE - SCO	RING CRITERIA - 2017-0 H	unters Run Apartments, I	Douglas, Coffee County		
REMINDER: Appli Disclaimer: DCA Threshold and Scoring section reviews pertain	cants must include comments in section	s wnere points are claimed.  Id have no effect on subsequent or future		Score Value 92	Self DCA Score Score
6. Transportation service is being publicized to the genera	public.				
Flexible Pool Choose A o	•				
A. Transit-Oriented Development  1. Site is owned by local transit agency & is strated create housing with on site or adjacent access to the composition one (1) mile* of a transit hub  3. Applicant in A1 or A2 above serves Family tenance.  B. Access to Public Transportation Choose only.  1. Site is within 1/4 mile* of an established public.  OR 2. Site is within 1/2 mile* of an established public.  OR 3. Site is within one (1) mile* of an established public.	er option 1 or 2 under A. gically targeted by agency to o public transportation  Ey. o one option in B. transportation stop transportation stop blic transportation stop	Competitive Pool chosen, transit << Enter transit agency/service name h << Enter specific URL/webpage showing website here >> << Enter specific URL/webpage showing website (if different) here >>	ng established <u>schedule</u> from transit agency ng established <u>routes</u> from transit agency	4 1 3 3 2 1	A. 0 0 1. 2. 3. B. 0 0 1. 2. 3.
4. Publicly operated/sponsored and established	, -		,	2	4.
*As measured from an entrance to the site that is accessible to pe Scoring Justification per Applicant  DCA's Comments:	,				
5. BROWNFIELD (With EPA/EPD Docum		See scoring criteria for further re	equirements and information	2	
A. Environmental regulatory agency which has designated site as a Brownfie					
<ul> <li>B. Source of opinion Itr stating that property appears to meet requiremts for i</li> <li>C. Has the estimated cost of the Environmental Engineer monitoring been in DCA's Comments:</li> </ul>		tion of Liability ltr			Yes/No Yes/No
6. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirement Competitive Pool chosen:	ents.	<select a="" co<="" devipmt="" p="" sust=""> N/A - 4% Bond</select>	ertification>	3	0 0
DCA's Green Building for Affordable Housing Training	Date of Course	< <enter 's="" here="" name="" participant="">&gt;</enter>	< <enter 's="" company="" here="" name="" participant="">&gt;</enter>		
Course - Participation Certificate obtained?	Date of Course	< <enter 's="" here="" name="" participant="">&gt;</enter>	< <enter 's="" company="" here="" name="" participant="">&gt;</enter>		
An active current version of draft scoring worksheet for deve	lopment, illustrating compliance w/ r	minimum score required under pro	ogram selected, is included in application	?	
X For Rehab developments - required Energy Audit Report s	ubmitted per current QAP?	Date of Audit	Date of Report		X
A. Sustainable Communities Certification     Project seeks to obtain a sustainable community certification     1. EarthCraft Communities     Date that EarthCraft Communities Memorandum of Parl		lopment where the project is locat	ed:	2 1	A. Yes/No Yes/No

			5 4 6 4		·
PART NINE - SCOR	RING CRITERIA - 2017-0 Hunters F	lun Apartments,	Douglas, Coffee County		
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain	cants must include comments in sections where poil only to the corresponding funding round and have no ef ill result in a one (1) point "Application Completene	fect on subsequent or futur	re funding round scoring decisions.	Score Value	Self DCA Score Score
railare to do so	The result in a one (17 boint 7 boint and on better	33 deduction.	TOTALS:	92	20 20
<ul> <li>2. Leadership in Energy and Environmental Design for</li> <li>a) Date of project's Feasibility Study prepared by a nonrelable Name of nonrelated third party LEED AP that prepared</li> </ul>	ted third party LEED AP:	EED AP's Name here>>	< <enter 's="" ap="" company="" here="" leed="" name="">&gt;</enter>		
<ol> <li>Project will comply with the program version in effect at</li> <li>Project will meet program threshold requirements for But</li> <li>Owner will engage in tenant and building manager educe</li> </ol>	ilding Sustainability?		grams?		Yes/No Yes/No 1 2 3
B. Sustainable Building Certification Project comm C. Exceptional Sustainable Building Certification	its to obtaining a sustainable building certifica	tion from the program	chosen above?	1 3	B. C. Yes/No Yes/No
1. Project commits to obtaining a sustainable building cert	I building design demonstrates:  In the ENERGY STAR Target Index?  Ince rating? The energy savings will be estable	ished following the Pe	erformance Rating Method outlined in	1	1. D. O O 1. 2.
3. For minor, moderate, or substantial rehabilitations, a proof or ENERGY STAR compliant whole building energy moderate.  Scoring Justification per Applicant	jected reduction in energy consumption ≥ 30%	, documented by a R	ESNET-approved HERS Rating software		3.
DCA's Comments:					
DOA'S COMMENS.					
. STABLE COMMUNITIES	(Must use data from the most cu	rrent FFIEC census report,	published as of January 1, 2016)	7	0 0
& Census Tract Demographics     Competitive Pool chosen:     N/A - 4% Bond	<b>,</b>		, ,	3	0 Yes/No Yes/No
<ol> <li>Project is located in a census tract that meets the follow</li> <li>Less than</li></ol>	(see Income) (see Demographics) that meets the above demographics according	g to the most recent F	Actual Percent Designation: <select></select>		
<ul> <li>(www.ffiec.gov/Census/), but IS located within 1/4 mile</li> <li>Georgia Department of Public Health Stable Communities</li> </ul>		1 above cannot be "Yes".)	Per Applicant Per DCA	2	0 0
Sub-cluster in which project is located, according to the mos Housing Properties" map:		Family Affordable	<select></select>		
Mixed-Income Developments in Stable Communities     DCA's Comments:	Market units: 0 Total	Units: 51	Mkt Pct of Total: 0.00%	2	0 0
TRANSFORMATIONAL COMMUNITIES	(choose A or B)			10	

#### Georgia Department of Community Affairs Housing Finance and Development Division 2017 Funding Application PART NINE - SCORING CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee County REMINDER: Applicants must include comments in sections where points are claimed. Score DCA Self Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Value Score Score Failure to do so will result in a one (1) point "Application Completeness" deduction. TOTALS: 92 20 20 Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested? If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application? If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application? Eligibility - The Plan (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns): Revitalization Plan Transformation Plan Yes/No Yes/No Yes/No Yes/No a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county? Enter page nbr(s) from Plan> <Enter page nbr(s) from Plan here> b) Includes public input and engagement during the planning stages? b) <Enter page nbr(s) from Plan here> Enter page nbr(s) from Plan> c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community? Enter page nbr(s) from Plan > <Enter page nbr(s) from Plan here> d) Designates implementation measures along w/specific time frames for achievement of d) policies & housing activities? Enter page nbr(s) from Plan> <Enter page nbr(s) from Plan here> The specific time frames and implementation measures are current and ongoing? Enter page nbr(s) from Plan> <Enter page nbr(s) from Plan here> e) Discusses resources that will be utilized to implement the plan? e)

f) Is included in full in the appropriate tab of the application	binder?	f)				
Website address (URL) of Revitalization Plan:						
Website address (URL) of Transformation Plan:						
. Community Revitalization				2 /	A.	

#### A. Community Revitalization Yes/No Yes/No Plan details specific work efforts directly affecting project site? Enter page nbr(s) here Revitalization Plan has been officially Date Plan originally adopted by Local Govt: adopted (and if necessary, renewed) by Time (#yrs, #mths) from Plan Adoption to Application Submission Date:

the Local Govt? Date(s) Plan reauthorized/renewed by Local Government, if applicable:

)	Public input and engagement during the p	<u>lanning stages:</u>		
a)	Date(s) of Public Notice to surrounding co	mmunity: a	)	
	Publication Name(s)			
b)	Type of event:	b	) < <select 1="" event="" type="">&gt;</select>	< <select 2="" event="" type="">&gt;</select>
	Date(s) of event(s):			
c)	Letters of Support from local non-	Type:	< <select 1="" entity="" type="">&gt;</select>	< <select 2="" entity="" type="">&gt;</select>
	government entities.	Entity Name:		

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

Census Tract Number: 108.02 Eligible Basis Adjustment: DDA/QCT

Enter page nbr(s) from Plan>

iii.)

<Enter page nbr(s) from Plan here>

			PART NINE - SCOR	ING CRITERI	A - 2017-0 Hu	nters Run Ap	artments, D	ouglas, Coffee County				
		<u>Disclaimer:</u> DCA Threshold and S	coring section reviews pertain o	only to the correspond	omments in sections ling funding round and point "Application Co	have no effect on sub	sequent or future f	funding round scoring decisions.		Score Value	Self Score	DCA Score
								TOTALS	S:	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
;								around the development (proposed	d or	1	<b>•</b>	
		existing elsewhere) in the last t	wo years and can docume	ent that these part	nerships have mea		community or i	resident outcomes.				
		CBO 1 Name				Purpose:						of Support
		Community/neighborhd where	partnership occurred	Discoul Line		Website					Inci	uded?
	_	Contact Name CBO 2 Name		Direct Line		Email					Lottor	of Cupport
		Community/neighborhd where	partnership acquired			Purpose: Website						of Support uded?
		Contact Name	•	Direct Line		Email					IIICI	Jucu:
							Neighborhood o	or 2) a targeted area surrounding the	neir		ii.	
		development in another Georgi										
												_
	L	The CBD has been selected as	a coult of a community of	drivon initiativo by	the Legal Covern	nont in a Baguast	for Proposal or	similar public hid process			iii.	
or		The Project Team received a F	•	•			ioi Fioposai oi	similar public bid process.			b)	
	•	•			_	33 a 01 100.					D)	
(		nmunity Quarterback (CQB)		See QAP for req		lafaamiinaatha Da	المصطعات عناكا المصناك	and an delimental but the Comme	CQB	<u>1</u>	_	
		Transformation Plan, to increase	•	•		Ū	Ū	hood, as delineated by the Commi		Enter pag nbr(s) her		
						•		nere indicated by Tabs Checklist?	L	Tibi(s) Hei	6	
		CQB Name	an parmership with Project	ream to serve a		Website	anon binder wi	iere indicated by Tabs Criecklist?				
		Contact Name		Direct Line		Email						
:		Quality Transformation Plan								4	2.	
		Transformation Team has com	pleted Community Engage	ement and Outrea	ach prior to Applica	tion Submission?						
;		Public and Private Engagement				Tenancy:	Elderly					
	,	Family Applicants must engage	e at least <u>two</u> different Tra	nsformation Part	ner types, while Se	nior Applicants m	ust engage at le	east one. Applicant agrees?				
		Transformation Partner 1	<select td="" transformation<=""><td></td><td></td><td></td><td></td><td>Meeting 1 between Partners</td><td></td><td></td><td></td><td>-</td></select>					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					<u> </u>	s were present at Public Mtg 1 bet	_	artners?		
	ii.	Transformation Partner 2	<select td="" transformation<=""><td>Prtnr type&gt;</td><td></td><td></td><td></td><td>Meeting 2 (optional) between Part</td><td>nrs</td><td></td><td></td><td></td></select>	Prtnr type>				Meeting 2 (optional) between Part	nrs			
		Org Name				specify below:	Date(s) of publ	ication of meeting notice				

		PART N	NINE - SCORING CRITE	ERIA - 2017-0 H	unters Run A	oartments, <b>C</b>	Douglas, Co	offee County			
<u>Di</u>	isclaimer: DCA	Threshold and Scoring section	REMINUER: Applicants must inclu- on reviews pertain only to the corres Failure to do so will result in a on	ponding funding round an	d have no effect on su	bsequent or future	funding round sco	oring decisions.	Score Value	Self Score	DCA e Score
			randro to do so min rosalt in a on	o (17 Bollic 71BBllodilol)	oombiotoness dode			TOTALS:	92	20	20
Web	site					Publication(s)			<del>_</del>		
Cont	act Name		Direct Line			Social Media					
Ema						Mtg Locatn					
Role						Which Partne	rs were presen	t at Public Mtg 2 betwee	n Partners?		
,	en Outreach		either "I" or "ii" below for (b).							Yes/N	o Yes/No
i. Surv	ey		blank survey and itemized su	mmary of results incli	uded in correspon	ding tab in appli	cation binder?			1.	
or ii Dubli	io Mootingo	Nor of R	Respondents							ii.	
	ic Meetings ing 1 Date					Dates: Mtg 2		Mtg Notice Publicati		11.	
	-	ation of Meeting 1 notice						d public mtg between T		Partnare?	1
	(s) or publica ication(s)	ation of weeting 1 notice				Public witg 2 in		a public mig between i	iansionnain i	artifiers?	
	al Media					Social Media					
	ing Location					Mtg Locatn					
	•	lished notices provided	in application hinder?			_	Lublished notic	es provided in applicatio	n hinder?		
			oint format below the top 5 ch	allenges preventing th	nis community from					ome popu	lation to
			goals and solutions for the Tr					g			
	I Population										
		residents' access									
		/ho Implements									
Goa	I for catalyzing i	neighborhood's access									
	Solution and W	/ho Implements									
ii. Loca	l Population	Challenge 2									
Goa	I for increasing	residents' access									
		/ho Implements									
		neighborhood's access									
		/ho Implements									
	l Population (										
		residents' access									
		/ho Implements									
	, ,	neighborhood's access									
		/ho Implements									
	I Population	•									
		residents' access									
		/ho Implements									
	, ,	neighborhood's access									
		/ho Implements									
	l Population										
	_	residents' access /ho Implements									
		neighborhood's access									
		/ho Implements									

	PART NINE - SCOR	ING CRITERI	A - 2017-0 Ηι	ınters Run Ap	artments, Douglas, Cof	ee County		<u>.</u>
<u>Disclaimer:</u> DCA Threshold and Sc	oring section reviews pertain o	nly to the correspond	omments in sections ding funding round and point "Application C	I have no effect on sub	sequent or future funding round scori	ng decisions.  TOTALS:	Score Value 92	Self DCA Score Score
C. Community Investment						IOIALS.		20 20
Community Investment     Community Improvement Fun	<b>d</b> Amount / Bala	nce		1	Elderly	,	4 1 1	
Source	a yanoani y Bala	1100	ı	Bank Name	2.0011		1	•
Contact		Direct Line		Account Name				ease use "Pt IX B-
Email				Bank Website			provided.	provmt Narr" tab
Bank Contact		Direct Line		Contact Email			provided.	
Description of Use of Funds								
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.  2. Long-term Ground Lease a) Projects receives a long-term gr							1 2	2.
b) No funds other than what is disc		nave been or will l	be paid for the leas	se either directly o		N/A 40/ B	0 .	
<ol><li>Third-Party Capital Investmen Unrelated Third-Party Name</li></ol>	T.				Competitive Pool chosen:	N/A - 4% Bond	2 3 1	).
Unrelated Third-Party Name Unrelated Third-Party Type					<select 3rd="" party="" td="" typ<="" unrelated=""><td>e&gt;</td><td>Improveme</td><td>nt Completion Date</td></select>	e>	Improveme	nt Completion Date
Is 3rd party investment commun	ity-wide in scope or was	improvement con	npleted more than	3 yrs prior to Appl			,	
Distance from proposed project	site in miles, rounded up	to the next tenth	of a mile		miles		•	
Description of Investment or Funding Mechanism								
Description of Investment's Furtherance of Plan								
Description of how the investment will serve the tenant base for the proposed development								
Full Cost of Improvement					Total Development Costs (TDC	C):		
as a Percent of TDC:	0.0000%	0.00	000%	]	4,728,603			
D. Community Designations				(Choose only one	e.)		10 [	).

	PART NINE - SCORING CRITERIA	A - 2017-0 Hunters Run Apartments, Douglas, Coffee County				
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond	omments 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
	Tanalo to ao 30 min iosait in a one tri	TOTALS:	92		20	20
	HUD Choice Neighborhood Implementation (CNI) Grant     Purpose Built Communities			1. 2.	-	
	Scoring Justification per Applicant					
	DCA's Comments:					
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B)	4		0	0
0.		Competitive Pool chosen: N/A - 4% Bond	-	<u> </u>		
A.	Phased Developments	Phased Development? No 0	3	A.		
		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		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	phases?		2.		
	3. Are any other phases for this project also submitted during the current fund			3.		
_	4. Was site control over the entire site (including all phases) in place when the		_	4.		
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)	3	В.	0	0
	······	gia Housing Credit development that has received an award in the last	2	, =		
0.0	Five (5) DCA funding cycles     Four (4) DCA funding cycles		3 2	2.		
	Previous Projects (Rural Pool)	(choose 1 or 3)	4	C.	0	0
0.	The proposed development site is within a Local Government boundar	•	7	٥	<u> </u>	
	Within the last <b>Five (5)</b> DCA funding cycles	y Willott has not received an award of 670 Stoales.	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	(	2	3.		
	Scoring Justification per Applicant					
	DCA's Comments:					
10.	MARKET CHARACTERISTICS		2		0	0

	PART NINE - SCORING CRITERIA - 2017-0 Hunters Run Apartments, Douglas, Coffee 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
	For DCA determination:		Yes/No 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 same tenant base as the proposed project?		Α.
В.	. Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?		В.
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:		
4.4	EVENUED AFFORDARIUTY COMMITMENT		
	EXTENDED AFFORDABILITY COMMITMENT (choose only one)  Waiver of Qualified Contract Bight	1	0 0 A.
A.	. Waiver of Qualified Contract Right  Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?	1	A.
В.	. Tenant Ownership	1	В.
	Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).	•	
	DCA's Comments:		
12.	EXCEPTIONAL NON-PROFIT 0	3	
	Nonprofit Setaside selection from Project Information tab:		Yes/No Yes/No
	Is the applicant claiming these points for this project?		
	Is this is the only application from this non-profit requesting these points in this funding round?		
	Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?		
	DCA's Comments:		
46	NVA 40/ Paral		
	RURAL PRIORITY Competitive Pool: N/A - 4% Bond Urban or Rural: Rural	2	
	h Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Failure by the licant to designate these points to only one qualified project will result in no points being awarded.	Unit Total	51
MGP	Hallmark-Georgia GP, LLC 0.0100% Martin H. Petersen NPSponsr 0 0.0000%	0	
GP1	0 0.0000% 0 Developer Hallmark Development Services, LLC 0.0000% 0 Co-Developer 1 0 0.0000%	Martin H. Pe	eters
OGP2 OwnCo	0.000070	0	
ed LP	0.0000/	Tanya East	wood
State L	P Boston Financial Invesment Managen 0.0000% Thomas G. Paramore, Jr.	-	
	Scoring Justification per Applicant DCA's Comments:		
14.	DCA COMMUNITY INITIATIVES	2	0 0
Δ	Georgia Initiative for Community Housing (GICH)	1	

Ì			0 11					
	PART NINE - SCORING CRITERIA - 20				ee County			
	REMINDER: Applicants must include comments					Score	Self	DCA
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding				g decisions.	Value		e Score
	Failure to do so will result in a one (1) point "Ar	polication Co	mpleteness" deduc	tion.	T0T410			
					TOTALS:	92	20	20
	Letter from an eligible Georgia Initiative for Community Housing team that clearly:	_			_		A. Yes/N	o Yes/No
	<ol> <li>Identifies the project as located within their GICH community:</li> </ol>		< Sele	ct applicable GICH >			1.	
	2. Is indicative of the community's affordable housing goals	_			_		2.	
	3. Identifies that the project meets one of the objectives of the GICH Plan						3.	
	4. Is executed by the GICH community's primary or secondary contact on record w/ L	University of	f Georgia Housing	and Demographic Research Co	enter as of 5/1/17?		4.	
	5. Has not received a tax credit award in the last three years						5.	
	NOTE: If more than one letter is issued by a GICH community, no project	ct in that c	ommunity sha	II be awarded this point.			-	
В.	. Designated Military Zones http://www.dca.state.qa.us/eco	onomic/Develo	pmentTools/program	s/militaryZones.asp		1		
	Project site is located within the census tract of a DCA-designated Military Zone (MZ).						В.	
	City: Douglas County: Coffee	QCT?	No	Census Tract #:	108.02			'
	Scoring Justification per Applicant			DCA's Comments:				
15	LEVERAGING OF PUBLIC RESOURCES		Competitive Po	ool chosen:	N/A - 4% Bond	4	0	0
J.	Indicate that the following criteria are met:	·	oompeniive i e	or chosen.	14/A 4/0 Bolla	7		o Yes/No
	a) Funding or assistance provided below is binding and unconditional except as set for	orth in this s	section.		Unmet criterion res	ults in no	a)	0 100/110
	b) Resources will be utilized if the project is selected for funding by DCA.	0			points!	uits iii iio	b)	
	c) Loans are for both construction and permanent financing phases.				pointoi		c)	
	d) Loans are for a minimum period of ten years and reflect interest rates at or below A	AFR, with th	ne exception that I	HUD 221(d)4 loans and USDA 5	538 loans must reflect	interest	d)	
	rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report						۵,	
	e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for poir						e)	
	f) If 538 loans are beng considered for points in this section, the funds will be obligate		,				f)	
1.	Qualifying Sources - New loans or new grants from the following sources:	•	, ,	Amount			Amount	
	a) Federal Home Loan Bank Affordable Housing Program (AHP)		a)		a			
	b) Replacement Housing Factor Funds or other HUD PHI fund		b)		b	)		
	c) HOME Funds		c)		c	)		
	d) Beltline Grant/Loan		d)		d	)		
	e) Historic tax credit proceeds		e)		e			
	f) Community Development Block Grant (CDBG) program funds		f)		f	)		
	g) National Housing Trust Fund		g)		g	)		
	h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fu	und	h)		h	)		
	<ul> <li>i) Foundation grants, or loans based from grant proceeds per QAP</li> </ul>		i)		į	)		
	j) Federal Government grant funds or loans		j)		j			
	Total Qualifying Sources (TQS):			0	]		0	
2.	Point Scale Total Development Costs	s (TDC):	ſ	4,728,603				
	Scoring Justification per Applicant TQS as a Percent of TDC			0.0000%	1		0.0000%	
					•			
	DCA's Comments:							

16. INNOVATIVE PROJECT CONCEPT

3

,OI (	gia Department of Community Atlans 2017 Funding Application	riousing rinance	and De	<i>reiopineni</i>	LDIVISIC
	PART NINE - SCORING CRITERIA - 2017-0 Hunters Run Apartments, Dougla	s, Coffee 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 and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect on subsequent or future funding round and have no effect or future funding round and have no effect or future funding round and have no effect or future	ound scoring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	Is the applicant claiming these points?				
	Selection Criteria	Ranking Pts Value Rang	<u>1e</u>	Ra	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.	
	<ol> <li>Demonstrated replicability of the innovation.</li> <li>Leveraged operating funding</li> </ol>	0 - 5		3. 4.	
	5. Measureable benefit to tenants	0 - 5		5.	
	6. Collaborative solutions proposed and <u>evidence</u> of subject matter experts' <u>direct</u> involvement in the strategic concept development.	0 - 5		6.	
	DCA's Comments:	0 - 40		Total:	0
	INTEGRATED SUPPORTIVE HOUSING		3	0	0
Α.	. Integrated Supportive Housing/ Section 811 RA 10% of Total Units (ma	<i>'</i>	2	A. <b>0</b>	0
	1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the Total Low Income Unit	s 50		1.	
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and Min 1 BR LI Units requise prepared to accept the full utilization by DCA of 10% of the units?				
	<ol> <li>Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use re</li> </ol>			2.	
	3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?	striction 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
٥.	<ol> <li>Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to a preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)</li> </ol>		9	1.	
	Name of Public Housing Authority providing PBRA:  PBRA EX	piration:			
	2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?  Nbr of Settlement units	s: 0	0.0%	2.	
	Scoring Justification per Applicant				
	DCA's Comments:				
	DCA'S COmments.				
1Ω	HISTORIC PRESERVATION (choose A or B)		2	0	0
10.			_		
		0			_
Α.	<ul> <li>Historic <u>and</u> Adaptive Reuse</li> <li>The proposed development includes historic tax credit proceeds and is an adaptive reuse of a</li> <li>Total Units</li> </ul>	e units: 0 51	2	Α.	
	certified historic structure.	0.00%			
	<< Enter here Applicant's Narrative of how building will be reused >>	3.3376			
P	Historic Nbr Historic units:		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	0 51	1	υ.	
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%			
	DCA's Comments:		I		

	PART NINE - SCORI	NG CRITERIA - 2017-0 Hunters Run Apartments, D	ouglas, Coffee	County			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain or	Ints must include comments in sections where points are claimed.  Inly to the corresponding funding round and have no effect on subsequent or future to the corresponding funding round and have no effect on subsequent or future to the corresponding funding fundin	funding round scoring d	ecisions.	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/ľ	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/georg	<u>ia</u>				
	c) The Center for Disease Control and Prevention – Commu	· · ·					
	2. The Applicant identified target healthy initiatives to local control of the standard health initiative approach.						
	Explain the need for the targeted health initiative proposed	u iii iiis seciion.					
Α.	Preventive Health Screening/Wellness Program for	Decidente			3		
Α.	a) Applicants agrees to provide on-site preventive health					0 a)	0
	b) The services will be provided at least monthly and be of					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)						
В.	Healthy Eating Initiative				2	0	0
	Applicant agrees to provide a Healthy Eating Initiative, as defin					,	
	,	<ul><li>a) Emphasize the importance of local, seasonal, and healthy food?</li><li>b) Have a minimum planting area of at least 400 square feet?</li></ul>				a) b)	
		c) Provide a water source nearby for watering the garden?				c)	
		d) Be surrounded on all sides with fence of weatherproof construction		المحمادات		d)	
		e) Meet the additional criteria outlined in DCA's Architectural Manua	ıı – Amenities Guide	BOOK?		e)	
	<ol><li>The monthly healthy eating programs will be provided free Description of Monthly Healthy Eating Programs</li></ol>	e of charge to the residents and will feature related events?	Description of Rela	ted Event		۷.	
	a)		Description of Rela	ieu Eveni			
	b)						
	c)						

	PART NINE - SCOR	ING CRITERIA	A - 2017-0 Hu	nters Run A	partments, l	Douglas, Coffe	ee County			
<u>Disclaimer:</u> DC/	A Threshold and Scoring section reviews pertain	only to the correspond	omments in sections ling funding round and point "Application Co	have no effect on s	ubsequent or future	e funding round scoring		Score Value	Score	
							TOTALS:	92	20	20
d)										
C. Healthy Activity In								2	0	0
	provide a Healthy Activity Initiative, as de nulti-purpose walking trail that is ½ mile of			•		enter type of Health	ny Activity Initiative he	re >>		
a) Be well illuminat		n longer that profi	a)	ing, or biking wi		f) Provide trash r	eceptacles?	f	)	
	alt or concrete surface?		b)			g) Meet the addi	tional criteria outlined		)	
,	or sitting areas throughout course of tra	il?	c)			Architectural Mar	nual – Amenities Guid	ebook?		
d) Provide distance e) Provide 1 piece	e signage? of fitness equipment per every 1/8 mile o	of trail?	d) e)			Length of Trail			,	miles
,	ucational information will be provided free		- /	d events?		_ Longar or man		2		
Scoring Justification		o on onargo to the	. coluente en relate	<u> </u>				_		
DCA's Comments:										
20. QUALITY EDUC Application develops	EATION AREAS a property located in the attendance zor	ne of one or more	high-performing so	hools as determ	nined by the stat	e CCRPI?		3	0	0
NOTE: 2013-2016	District / School System	- from state CCR	PI website:							
CCRPI Data Must Be Used	Tenancy	doos it hove a doo	ianatad (nat diatria	Elderly	as zone that inc	Judga tha proparti	oito?			
De Coca	If Charter school used,	does it have a des	ignated (not distinc	,				Average		
School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	om School Years E 2015	2016	CCRPI	CCRI State Av	
a) Primary/Elementary	SCHOOL Marrie (Iron State CCRFT Website)			2010	2014	2010	2010	Score	State AV	Jage:
b) Middle/Junior High										
c) High										
d) Primary/Elementary										
e) Middle/Junior High										
f) High										
Scoring Justification	per Applicant									
DCA's Comments:										
_										
21. WORKFORCE H	HOUSING NEED (choose A or	B)	(Must use 2014 d	ata from "OnThe	eMap" tool, but	2015 data may be	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

2

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			PART NINE - SCORING CRITERI	A - 2017-0 Hu	nters Run Apa	rtments, Douglas, Coffe	ee County			
	<u>Disclaimer:</u> DC	A Threshold and So	REMINDER: Applicants must include coring 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 subs	sequent or future funding round scoring	g decisions.	Score Value	Self Score	DCA Score
							TOTALS:	92	20	20
OR	B. Exceed the min	imum jobs thres	hold by 50%					2		
	Jobs	City of		Α	tlanta Metro			Other	Rural	
	Threshold	Atlanta	(Cherokee, Clayton, Cobb	, DeKalb, Douglas,	Fayette, Fulton, G	winnett, Henry and Rockdale co	ounties)	MSA	Area	
	Minimum	20,000			15,000			6,000	3,000	1
	Project Site									
	Min Exceeded by:	0.00%			0.00%			0.00%	0.00%	
22.	Total Nbr of Jobs w/ Nbr of Jobs in 2-mile	in the 2-mile rad e radius w/ worke w/in the 2-mile ra n per Applicant	ers who travel > 10 miles to work: adius w/ workers travelling over 10 miles	Per Applicant  0.00%	0.00%	Project City Project County HUD SA MSA / Non-MSA Urban or Rural	Douglas Coffee Coffee Co. Non-MSA Rural	10	10	10
	DCA's Comments:									
						E NONPROFIT POINTS ROJECT CONCEPT POINT	s	92	20	20 0 0
				NET POSSIBI	LE SCORE WIT	THOUT DCA EXTRA PO	INTS			20

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

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.  Failure to do so will result in a one (1) point "Application Completeness" deduction.  TOTALS:  92  20	
	DCA Score
	20

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

Hunters Run Apartments Douglas, Coffee County

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

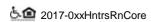
Georgia Department of Community Affairs

DRAFT 2017 Funding Application

Housing Finance and Development Division

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

Hunters Run Apartments Douglas, Coffee County



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

Hunters Run Apartments Douglas, Coffee County

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

## Scoring Section 16 - Innovative Project Concept Narrative

Hunters Run Apartments Douglas, Coffee County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

Printed Name	Title
Signature	Date

APPLICANT/OWNER

[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 2 112,781 147,999 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 (FeRNUSDA) Vict. Loss Rate (FeRNUSDA) Vict. Loss Rate (FeRNUSDA) Coperating Expense Coomin Rate Replacement Reserve Annual Payment Growth Rate Operating Servers Annual Payment Growth Rate	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 objections of Reserve Annual Payment Growth Rate estasides	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 Chattoosa 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
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						Griffin-Spalding County Development Authority Habersham County Development Authority	Homeland Homer	Banks
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Housing Authority of Gwinnett County	Jacksonville	Telfair Early
Housing Authority of Savannah	Jasper	Pickens Jackson
Housing Authority of the City of Arworth	Jeffersonville	Twiggs Butts
Housing Authority of the City of Alamo	Jersey	Walton Wavne
Housing Authority of the City of Ashburn	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia		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	Kite	Johnson Crawford
Housing Authority of the City of Camilla	LaFayette	Walker Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lowndes Lanier
Housing Authority of the City of Clayton, Georgia	Lakeview Estati	
Housing Authority of the City of College Park	Lawrenceville	Franklin Gwinnett
Housing Authority of the City of Conyers		Calhoun Lee
Housing Authority of the City of Covington	Lesle	Cook Sumter
Housing Authority of the City of Cumming	Liburn	Oglethorpe Gwinnett
		Dooly Upson
Housing Authority of the City of Dawson	Lincolnton Linwood	Lincoln Walker
Housing Authority of the City of Doerun, Georgia		Douglas DeKalb
Housing Authority of the City of East Point, Georgia		Henry Walton
Housing Authority of the City of Eatonton	Lone Oak Lookout 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	Telfair Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether
Housing Authority of the City of Glennville	Lyons	Chattooga Toombs
Housing Authority of the City of Grantville	Macon	Cobb Blbb
Housing Authority of the City of Griffin	Manassas	Morgan Tattnall
Housing Authority of the City of Hahira, Georgia 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 Hinesville, Ga Housing Authority of the City of Hogansville	Martin Martinez	Stephens Columbia
Housing Authority of the City of Jasper	Matthews	Jefferson Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks Fannin
Housing Authority of the City of Lavonia		Henry Wikinson
Housing Authority of the City of Lithonia, Georgia	McRae	Wikinson Telfair Pike
Housing Authority of the City of Louisville	Melgs	Pike Thomas Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga
Housing Authority of the City of McDonough	Midville	Candler Burke
Housing Authority of the City of Metter	Milan	Liberty Telfair
Housing Authority of the City of Millen	Millen	Baldwin Jenkins
Housing Authority of the City of Monticello	Miton	Lamar Fulton
Housing Authority of the City of Moultrie, Georgia 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	Montezuma	Macon Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Royston	Morrow	Fannin Clayton
Housing Authority of the City of Senoia	Moultrie	Brooks Colquitt
Housing Authority of the City of Shellman Housing Authority of the City of Social Circle, GA	Mount Airy Mount Vernon	
Housing Authority of the City of Soperton Housing Authority of the City of Statesboro	Mount Zion Mountain City	Carroll Rabun
Housing Authority of the City of Summerville Housing Authority of the City of Swainsboro	Mountain Park Mountain Park	Fulton Fulton
Housing Authority of the City of Sylvania Housing Authority of the City of Tallapoosa, Georgia		Brantley Berrien
Housing Authority of the City of Thomaston	Navior	Lowndes Pickens
Housing Authority of the City of Thomson, Georgia	Newborn	Newton Screven
Housing Authority of the City of Toccoa, Ga.	Newnan	Coweta Baker
Housing Authority of the City of Vienna	Nicholls	Coffee
Housing Authority of the City of Warrenton	Nicholson Norcross	Jackson Gwinnett
Housing Authority of the City of Waynesboro	North Atlanta	Colquitt DeKalb
Housing Authority of the City of West Point	North Decatur North Druid Hill	DeKalb
Housing Authority of the City of Woodbury, Georgia	North High Sho Norwood	
Housing Authority of the County of Atkinson, Georgia	Nunez	Emanuel Emanuel
Housing Authority of the County of Harris	Oakwood	Hall Thomas
Housing Authority of the Town of Homer, Ga.	Ocilla	Irwin
Ideal Downtown Development Authority	Odum	Washington Wayne
Jenkins County Development Authority	Oglethorpe	Pierce Macon
Joint Development Authority of Baker, Dougherty, Terrell, a Joint Development Authority of Bartow County and Pickens	Oliver Omaha	Screven Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mit Joint Development Authority of Burke County and City of W	Omega	Tift Spalding
Joint Development Authority of Carroll, Haralson, Polk, Hea Joint Development Authority of Fannin County, Towns Cou	Oxford	Newton Fulton
Joint Development Authority of Franklin, Hart and Stephens Joint Development Authority of Hazlehurst, Lumber City an	Panthersville	DeKalb Terrell
Joint Development Authority of Jasper, Morgan, Newton, at	Patterson	Pierce
	Payne	Thomas Blbb
Joint Development Authority of Winder-Barrow County	Peachtree City Peachtree Corr	Gwinnett
Kennesaw Downtown Development Authority	Pelham	Alkinson Mitchell
Kingsland Downtown Development Authority	Pendergrass	
Kingston Downtown Development Authority LaFayette Housing Authority	Perkins Perry	Jenkins Houston
LaGrange Development Authority  Lake Oconee Area Development Authority	Phillipsburg Pine Lake	Tift DeKalb
Laurens-Treutlen Joint Development Authority Lavonia Downtown Development Authority	Pine Mountain Pinehurst	Harris Dooly
Lincoln County Development Authority Long County Housing Authority	Pineview Pitts	Wilcox
Lyons Downtown Development Authority	Plains	Sumter Gordon
	Pooler Port Wentworth	Chatham
Marion County Development Authority		Bulloch
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Randolph County Development Authority Redevelopment Authority of Clayton County	Reynolds Rhine	Taylor Dodge
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Rome-Floyd County Development Authority	Richmond Hill Riddleville	Bryan
Sandersville Downlown Development Authority Sardis Development Authority	Rincon	Washington Effingham
Schley-Sumter-Macon Countles Joint Development Autho Screven County Development Authority	Riverdale	Catoosa Clayton
Smyrna Housing Authority Social Circle Development Authority	Riverside Roberta	Colquitt Crawford
South Georgia Business and Development Authority Southeast Georgia Consolidated Housing Authority	Robins AFB Rochelle	Houston Wilcox
Southeast Georgia Joint Development Authority  Southeast Georgia Regional Development Authority	Rockingham Rockmart	Bacon Polk
Southwest Georgia Joint Development Authority  Sparta-Hancock County Development Authority	Rocky Ford Rome	Screven Floyd
St. Marys Downtown Development Authority	Roopville	Carroll Walker
Stephens County Development Authority Suwanee Downtown Development Authority	Rossville Roswell	Fulton
Tallapoosa Development Authority Tattnall County Development Authority	Royston Russell	Franklin Barrow
Taylor County Development Authority Temple Downtown Development Authority	Rutledge Sale City	Morgan Mitchell
Terrell County Development Authority The Commerce Housing Authority	Salem Sandersville	Catoosa Washington
The Development Authority of Long County The Development Authority of Pickens County	Sandy Springs Santa Claus	Fulton Toombs
The Development Authority of Snellville, Georgia The Development Authority of the City of Camilla	Sardis Sasser	Burke Terrell
The Development Authority of the City of Manchester The Development Authority of the City of Tallapoosa	Satilla Sautee Nacooc	Jeff Davis
The Downtown Development Authority of Bainbridge, Geo The Downtown Development Authority of the City of Griffir	r Savannah	Chatham Telfair
The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia The Housing Authority of the City of Brunswick, Georgia	Screven « Select from	
The Housing Authority of the City of Dallas, Georgia The Housing Authority of the City of Newnan	Senola Seville	Coweta Wilcox
The Housing Authority of the City of Washington Thomaston Downtown Development Authority	Shady Dale Shannon	Jasper Floyd
Thomasville Downtown Development Authority Tift County Development Authority	Sharon Sharpsburg	Tallaferro Coweta
Tift-Turner-Worth-Cook Joint Development Authority Toombs County Development Authority	Shelman Shiloh	Randolph Harris
Treutlen County Development Authority	Siloam Skidaway Island	Greene
Troup County Development Authority Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority Urban Redevelopment Agency of Clayton County, Georgia	Smithville Smyrna	Lee Cobb
Urban Redevelopment Agency of the City of Canton Urban Redevelopment Agency of the City of Dallas	Snellville Social Circle	Gwinnett Walton
Urban Redevelopment Agency of the City of Duluth Urban Redevelopment Agency of the City of Kennesaw, G	Soperton Sparks	Treutlen Cook
Urban Redevelopment Authority of the City of Suwanee Urban Residential Finance Authority of the City of Atlanta, i	Sparta	Hancock Effingham
Valdosta Housing Authority	St. Marys St. Simons	Camden Glynn
Valley Partnership Joint Development Authority Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority Walker County Development Authority	Statenville Statesboro	Echols Bulloch
Waycross and Ware County Development Authority West Central Georgia Joint Development Authority	Statham Stillmore	Barrow Emanuel
West Georgia Joint Development Authority West Point Development Authority	Stockbridge Stone Mountain	Henry DeKalb
West Point Lake Development Authority Winder Downtown Development Authority	Sugar Hill Summertown	Gwinnett Emanuel
Woodbine Downtown Development Authority	Summerville Sumner	Chattooga
	Sunny Side Sunnyside	Spalding Towns
	Sunset Village	Upson
	Surrency Suwanee	Appling Gwinnett
	Swainsboro Sycamore	Emanuel Turner
	Sylvania Sylvester	Screven Worth
	Talahi Island Talbotton	Chatham Talbot
	Talking Rock Tallapoosa	Pickens Haralson
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