

Project Narrative
Plantation Apartments
Richmond Hill, Bryan County

The developer, Hallmark Development Services, LLC has undertaken a major initiative to upgrade and modernize a portfolio of 26 affordable rental-housing properties located in various rural markets across Georgia. Hallmark is one of the country's largest and most highly regarded Owner/Operators of USDA Rural Development Section 515 sponsored properties and has a current portfolio consisting of more than 4,504 units with over 76 properties in GA alone. Hallmark continues to partner with Greystone Affordable Development to spearhead complex financial transactions. Greystone is a real estate finance and transaction management firm with a focus on recapitalization and preservation of affordable housing properties. Greystone has a strong record of accomplishment with portfolio preservation transactions and has successfully completed 10 similar portfolio preservation renovations comprising 7,229 units at 214 properties across the Southeast, all using the 4% tax-exempt bond structure. As part of the transaction team, Greystone will manage all pre-closing processes, including coordinating due diligence and arranging financing; will oversee each project's construction and will complete post-renovation activities to place projects in-service.

Plantation Apartments is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Plantation, 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.

Plantation Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1982 (Plantation I), 1983 (Plantation II), and 1986 (Plantation III), the property has one hundred sixty five (165) total residential units for low-income family households and is located in Richmond Hill, Georgia. The city of Richmond Hill is about 15 miles southwest of Savannah, GA, about 145 miles southwest of Columbia, SC and about 220 miles southwest of Atlanta, GA. The property is conveniently located at 201 Casey Drive, Richmond Hill, GA 31324 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Plantation Apartments is currently 97.58% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program. The property includes one hundred sixty five (165) apartment units housed in 30 residential buildings, as well as one common area building housing the management office and maintenance area. Never having received a full-scale rehabilitation, and being approximately 34 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 \$6,918,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$3,747,000 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 \$3,841,870 in Federal and \$2,846,188 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 Plantation Apartments is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-0

May Revision 3

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 482,444	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###	2017PA-530
			Have any changes occurred in the project since pre-application?	No

Was this project previously submitted to the Ga Department of Community Affairs? No Yes. If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: _____ DCA Project Nbr previously assigned: _____

Has the Project Team changed? Yes No. If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

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

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

IV. PROJECT LOCATION

Project Name	Plantation Apartments			Phased Project?	No
Site Street Address (if known)	201 Casey Drive			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	201 Casey Drive			Scattered Site?	No Nbr of Sites 3
Site Geo Coordinates (##.#####)	Latitude: 31.920123	Longitude: -81.321382	Acreage	16.8700	
City	Richmond Hill	9-digit Zip** 31324-3522	Census Tract Number	9203.030	
Site is predominantly located:	Within City Limits	County Bryan	QCT?	No	DDA? Yes
In USDA Rural Area?	Yes	In DCA Rural County? No	Overall:	Rural	

* If street number unknown

Legislative Districts **	Congressional 1	State Senate 1	State House 164	Zip Codes	http://zip4.usps.com/zip4/welcome.jsp
If on boundary, other district:				Legislative Districts:	http://votesmart.org/

** Must be verified by applicant using following websites:

Political Jurisdiction	Richmond Hill City			Website	www.richmondhill-ga.gov
Name of Chief Elected Official	E. Harold Fowler	Title	Mayor	City	Richmond Hill
Address	P.O. Box 250			Email	hfowler@richmondhill-ga.gov
Zip+4	31324-0250	Phone	(912) 756-3345		

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

<p>Acquisition/Rehabilitation 165 -----></p> <p>B. Mixed Use No</p> <p>C. Unit Breakdown</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td></td> <td colspan="2" style="text-align: center;">PBRA</td> </tr> <tr> <td>Number of Low Income Units</td> <td style="text-align: center;">163</td> <td style="text-align: center;">0</td> </tr> <tr> <td> Number of 50% Units</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td> Number of 60% Units</td> <td style="text-align: center;">163</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Number of Unrestricted (Market) Units</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td>Total Residential Units</td> <td style="text-align: center;">163</td> <td></td> </tr> <tr> <td>Common Space Units</td> <td style="text-align: center;">2</td> <td></td> </tr> <tr> <td>Total Units</td> <td style="text-align: center;">165</td> <td></td> </tr> </table> <p>E. Buildings</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>Number of Residential Buildings</td> <td style="text-align: center;">30</td> </tr> <tr> <td>Number of Non-Residential Buildings</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Total Number of Buildings</td> <td style="text-align: center;">31</td> </tr> </table> <p>F. Total Residential Parking Spaces 276</p>		PBRA		Number of Low Income Units	163	0	Number of 50% Units	0	0	Number of 60% Units	163	0	Number of Unrestricted (Market) Units	0		Total Residential Units	163		Common Space Units	2		Total Units	165		Number of Residential Buildings	30	Number of Non-Residential Buildings	1	Total Number of Buildings	31	<p>For Acquisition/Rehabilitation, date of original construction: 1982</p> <p>D. Unit Area</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>Total Low Income Residential Unit Square Footage</td> <td style="text-align: right;">141,594</td> </tr> <tr> <td>Total Unrestricted (Market) Residential Unit Square Footage</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Residential Unit Square Footage</td> <td style="text-align: right;">141,594</td> </tr> <tr> <td>Total Common Space Unit Square Footage</td> <td style="text-align: right;">1,861</td> </tr> <tr> <td>Total Square Footage from Units</td> <td style="text-align: right;">143,455</td> </tr> </table> <p>Total Common Area Square Footage from Nonresidential areas 861</p> <p>Total Square Footage 144,316</p> <p>(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)</p> <p>If Other, specify: []</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td rowspan="2">If combining Other with Family or Sr, show # Units:</td> <td>Family</td> <td style="text-align: center;">[]</td> <td>Elderly</td> <td style="text-align: center;">[]</td> </tr> <tr> <td>HFOP</td> <td style="text-align: center;">[]</td> <td>Other</td> <td style="text-align: center;">[]</td> </tr> </table> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>% of Total Units</td> <td style="text-align: center;">5.5%</td> <td>Required:</td> <td style="text-align: center;">5%</td> </tr> <tr> <td>% of Units for the Mobility-Impaired</td> <td style="text-align: center;">44.4%</td> <td>Required:</td> <td style="text-align: center;">40%</td> </tr> <tr> <td>% of Total Units</td> <td style="text-align: center;">2.4%</td> <td>Required:</td> <td style="text-align: center;">2%</td> </tr> </table>	Total Low Income Residential Unit Square Footage	141,594	Total Unrestricted (Market) Residential Unit Square Footage	0	Total Residential Unit Square Footage	141,594	Total Common Space Unit Square Footage	1,861	Total Square Footage from Units	143,455	If combining Other with Family or Sr, show # Units:	Family	[]	Elderly	[]	HFOP	[]	Other	[]	% of Total Units	5.5%	Required:	5%	% of Units for the Mobility-Impaired	44.4%	Required:	40%	% of Total Units	2.4%	Required:	2%	
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VII. RENT AND INCOME ELECTIONS																																																															
<p>A. Tax Credit Election 40% of Units at 60% of AMI</p> <p>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income) 20% of HOME-Assisted Units at 50% of AMI</p>																																																															
VIII. SET ASIDES																																																															
<p>A. LIHTC: Nonprofit No</p> <p>B. HOME: CHDO No (must be pre-qualified by DCA as CHDO)</p>																																																															
IX. COMPETITIVE POOL N/A - 4% Bond																																																															
X. TAX EXEMPT BOND FINANCED PROJECT																																																															
Issuer:	Housing Authority of the City of Macon, Georgia				Inducement Date:	March 9, 2017																																																									
Office Street Address	2015 Felton Avenue				Applicable QAP:	2017																																																									
City	Macon	State	GA	Zip+4	31201-2404	T-E Bond \$ Allocated:	65,000,000																																																								
Contact Name	Quanita Rhodes	Title	Finance Director	E-mail																																																											

PART ONE - PROJECT INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

10-Digit Office Phone Direct line Website

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

XIII. ADDITIONAL PROJECT INFORMATION

PART ONE - PROJECT INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

A. PHA Units

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

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

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

C. Is there a Tenant Ownership Plan?

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

Total Existing Units	165
Number Occupied	161
% Existing Occupied	97.58%

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

Amenities?	Yes	Qualification Determination?	Yes
Architectural Standards?	Yes	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="text"/>	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	Yes	If Yes, new Limit is ----->:	\$2,940
Credit Award Limitation (extraordinary circumstances)?	<input type="text"/>	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

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

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

<p>Section V - Part A - Dates of original construction for each building: Plantation I - 1982; Plantation II - 1983; Plantation III - 1986</p> <p>Section X (Tax Exempt Bond Financed Project) - Official name of issuer: The Housing Authority of Macon-Bibb County, Website: http://www.maconhousing.com. This listing was not available in the dropdown above for issuers. The website could not be entered in the field above because it is pre-set for a telephone number. Total issuance is a not to exceed number of \$65,000,000 for the portfolio. Final bond amounts will be determined in conjunction with the issuer and bond counsel within two weeks of closing.</p> <p>Section XIII (Additional Project Information) - Additional financial waivers were requested and granted.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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I. OWNERSHIP INFORMATION

A OWNERSHIP ENTITY

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

Hallmark Plantation, LLC				Name of Principal		Martin H. Petersen	
3111 Paces Mill Road, STE A-250				Title of Principal		Manager	
Atlanta		Fed Tax ID: 82-1373733		Direct line		(770) 984-2100	
GA	Zip+4	30339-5704	Org Type:	For Profit		Cellular	
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com		

* Must be verified by applicant using following website:

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

B PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

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

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

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

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

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

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

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

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

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

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

A DEVELOPER

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

B CO-DEVELOPER 1

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

C CO-DEVELOPER 2

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

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.greystco.com
State NC	Zip+4	27607-3080
10-Digit Office Phone / Ext. (919) 573-7502 / 7515	E-mail	tanya.eastwood@greystco.com
	Direct line	(919) 573-7515
	Cellular	(919) 357-5576

III. OTHER PROJECT TEAM MEMBERS

A OWNERSHIP CONSULTANT

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

B GENERAL CONTRACTOR

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

C MANAGEMENT COMPANY

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

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

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

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

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

A LAND SELLER (If applicable)	Richmond Hill Ltd. L.P., Plantation	Principal	Martin H. Petersen	10-Digit Phone / Ext.	7709842100/107
Office Street Address	3111 Paces Mill Road, STE A-250		City	Atlanta	
State	GA	Zip+4	30339-5704	E-mail	ppetersen@hallmarkco.com

B IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

7. Developer and Consultant?	No	
8. Other	Yes	Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information.

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

C ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Other Genrl Prtnr							
Other Genrl Prtnr							
Federal Ltd Partner		No	No	For Profit	99.9900%	No	
State Ltd Partner		No	No	For Profit	0.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Co-Developer							
Co-Developer							
Owner Consultant							
Developer Consultant		No	No	For Profit	0.0000%	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

Contractor		No	No	For Profit	0.0000%	No	
Management Company		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.

Total 100.0000%

VI. APPLICANT COMMENTS AND CLARIFICATIONS

Section V - Part C - Column 5:
 Buyer and Developer:
 A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President.
 Martin H. Petersen is also the Manager of Hallmark Development Services, LLC.
 Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Plantation, LLC (the Transferee).

Buyer and Management Agent:
 The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President.
 Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Plantation, LLC (the Transferee).

Developer and Management Agent:
 The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of Hallmark Development Services, LLC (the Developer).

See Tab 19 Qualification for the Organizational Chart.

VI. DCA COMMENTS - DCA USE ONLY

PART THREE - SOURCES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan 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: \$	6,918,000		Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless		USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Greystone Servicing Corporation, Inc. (RD 538)	3,747,000	4.500%	480
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	3,611,572	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	157,401		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,091,397		
State Housing Credit Equity	Boston Financial Investment Management, LP	823,334		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Plantation, LLC		
Other Type (specify)				
Total Construction Financing:		12,717,536		
Total Construction Period Costs from Development Budget:		12,717,536		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	3,747,000	4.500%	40	40	202,141	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Mortgage B (Lien Position 2)		USDA, Rural Housing Service (Assumed RD 515)	3,611,572	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)								
Other:								
Foundation or charity funding*								
Deferred Devlpr Fee	9.14%	Hallmark Development Services, LLC	157,401	2.500%	12	12	44,449	Cash Flow

Total Cash Flow for Years 1 - 15: 727,267
 DDF Percent of Cash Flow (Yrs 1-15) 29.206% 29.206%
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity		Boston Financial Investment Management, LP	3,841,799				
State Housing Credit Equity		Boston Financial Investment Management, LP	2,846,135				
Historic Credit Equity							
Invstmt Earnings: T-E Bonds		U.S. Bank	34,590				
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:	Surplus Replacement	Hallmark Plantation, LLC	115,832				
Other:							
Other:							
Total Permanent Financing:			14,354,329				
Total Development Costs from Development Budget:			14,354,329				
Surplus/(Shortage) of Permanent funds to development costs:			0				

<u>Equity Check</u>	<u>+ / -</u>	<u>TC Equity</u>
3,842,182	-383.39	<u>% of TDC</u>
2,846,418	-283.41	27%
		<u>20%</u>
		<u>47%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program.

Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility.

Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

PART FOUR - USES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				9,000			7,903		
Market Study				4,700			4,700		
Environmental Report(s)				8,847			8,847		
Soil Borings									
Boundary and Topographical Survey									
Zoning/Site Plan Fees									
Other: Capital Needs Assessment				5,675			5,675		
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	-	-	27,125	-	
ACQUISITION					ACQUISITION				
Land				412,500					
Site Demolition									
Acquisition Legal Fees (if existing structures)				46,043		39,684			
Existing Structures				3,710,572		2,970,781			
				Subtotal		3,010,465		-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	43,026		725,856			725,856		
Site Construction (Off-site)									
				Subtotal	-	-	725,856	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction									
Residential Structures - Rehab				4,874,461			4,874,461		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				21,589			21,589		
				Subtotal	-	-	4,896,050	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%							
	6.000%	337,314	6.000%	337,314			337,314		
Builder Overhead	2.000%	112,438	2.000%	112,438			112,438		
General Requirements*	6.000%	337,314	6.000%	337,314			337,314		
*See QAP: General Requirements policy	14.000%	787,067		Subtotal	-	-	787,066	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>				-			-		
Total Construction Hard Costs				6,408,971.99					
CONSTRUCTION CONTINGENCY									
Average TCHC:					Average TCHC:				
				39,318.85	per Res'l unit	38,842.25	per unit	44.41	per total sq ft
				45.26	per Res'l unit SF	44.68	per unit sq ft		
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				

PART FOUR - USES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

		7.00%	448,628			448,628	
I. DEVELOPMENT BUDGET (cont'd)			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING				CONSTRUCTION PERIOD FINANCING			
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee							
Construction Loan Interest			383,115			301,039	
Construction Legal Fees							
Construction Period Inspection Fees			3,400			3,400	
Construction Period Real Estate Tax							
Construction Insurance							
Title and Recording Fees							
Payment and Performance bonds			81,612			81,612	
Other:							
Other:							
	<i>Subtotal</i>		468,127	-	-	386,051	-
PROFESSIONAL SERVICES				PROFESSIONAL SERVICES			
Architectural Fee - Design			107,250			107,250	
Architectural Fee - Supervision			57,750			57,750	
Green Building Consultant Fee	Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft)							
Accessibility Inspections and Plan Review			1,375			1,375	
Construction Materials Testing							
Engineering							
Real Estate Attorney							
Accounting			10,000			10,000	
As-Built Survey			20,440			17,948	
Other: <u>Energy Audit Testing</u>			11,585			11,585	
	<i>Subtotal</i>		208,400	-	-	205,908	-
LOCAL GOVERNMENT FEES		<i>Avg per unit:</i>		LOCAL GOVERNMENT FEES			
Building Permits		0					
Impact Fees							
Water Tap Fees	<i>waived?</i>						
Sewer Tap Fees	<i>waived?</i>						
	<i>Subtotal</i>		-	-	-	-	-
PERMANENT FINANCING FEES				PERMANENT FINANCING FEES			
Permanent Loan Fees			116,163				
Permanent Loan Legal Fees			6,500				
Title and Recording Fees			2,250				
Bond Issuance Premium							
Cost of Issuance / Underwriter's Discount			94,489				

PART FOUR - USES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Other:				
	Subtotal	219,402		-

I. DEVELOPMENT BUDGET (cont'd)

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	38,596	38,596				
LIHTC Compliance Monitoring Fee	132,000	132,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	Subtotal	189,096				-
EQUITY COSTS						
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	Subtotal	16,604				-
DEVELOPER'S FEE						
Developer's Overhead	10.000%	172,201		45,252	126,948	
Consultant's Fee	70.000%	1,205,404		316,767	888,637	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	344,401		90,505	253,896	
	Subtotal	1,722,005	-	452,524	1,269,481	-
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	121,284					
Operating Deficit Reserve:	343,639	205,746				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 42	7,000			7,000	
Other: PRA Escrow		190,272				
	Subtotal	403,018	-	-	7,000	-
OTHER COSTS						
Relocation		72,490			72,490	
Other: Project Administration		250				
	Subtotal	72,740	-	-	72,490	-

PART FOUR - USES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

TOTAL DEVELOPMENT COST (TDC)	14,354,329	-	3,462,989	8,825,655	-
<i>Average TDC Per:</i>	<i>Unit:</i>	86,995.93	<i>Square Foot:</i>	99.46	

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Total Subtractions From Basis:	0		0

Eligible Basis Calculation

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

	0	3,462,989	8,825,655
	0		0
	0	3,462,989	8,825,655
			130.00%
	0	3,462,989	11,473,352
	100.00%	100.00%	100.00%
	0	3,462,989	11,473,352
		3.23%	3.23%
	0	111,855	370,589
Total Basis Method Tax Credit Calculation		482,444	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

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

30,517,531	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value="0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
14,354,329		
7,508,994		
6,845,335		
/ 10		
684,534	Federal	State
1.3864	= <input type="text" value="0.7964"/>	+ <input type="text" value="0.5900"/>
493,749		
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	482,444	

PART FOUR - USES OF FUNDS - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

482,444

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

482,444

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

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

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

RESERVES:

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

OPERATING 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 \$191,472 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

PART FOUR (b) - OTHER COSTS - 2017-0 - Plantation Apartments - Richmond Hill - Bryan, 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 Total Cost <input type="text" value="5,675"/> Total Basis <input type="text" value="5,675"/>	CNA - An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation of eligible basis.
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
OTHER CONSTRUCTION HARD COSTS << Enter description here; provide detail & justification in tab Part IV-b >>		

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost	Basis Justification

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

0

--	--

Total Cost Total Basis

0

--	--

Total Cost Total Basis

PROFESSIONAL SERVICES

Energy Audit Testing

Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.

The energy audits are depreciable soft costs included in the calculation of eligible basis.

Total Cost Total Basis

PERMANENT FINANCING FEES

0

--

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost

DCA-RELATED COSTS

0

Total Cost

0

Total Cost

EQUITY COSTS

0

Total Cost

START-UP AND RESERVES

PRA Escrow

A PRA (private rental assistance) escrow of 191,472 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. \$190,272 = (\$50 increase X 89 units X 24 months) + (\$47 increase X 74 units X 24 months)

Escrow deposits are non-depreciable costs excluded from the calculation of eligible basis.

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
----------------------------	---------------------

Total Cost Total Basis

OTHER COSTS

Project Administration

\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.

Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances

USDA approved budget for 2017

Date of Utility Allowances

January 1, 2017 Structure MF

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric	<input checked="" type="checkbox"/>			23	32	40		
Cooking	Electric	<input checked="" type="checkbox"/>			8	11	14		
Hot Water	Electric	<input checked="" type="checkbox"/>			15	20	25		
Air Conditioning	Electric	<input checked="" type="checkbox"/>			11	15	18		
Range/Microwave	Electric	<input checked="" type="checkbox"/>			7	12	14		
Refrigerator	Electric	<input checked="" type="checkbox"/>			8	12	14		
Other Electric	Electric	<input checked="" type="checkbox"/>			8	13	14		
Water & Sewer	Submetered*? Yes	<input checked="" type="checkbox"/>			54	70	75		
Refuse Collection			<input checked="" type="checkbox"/>						
Total Utility Allowance by Unit Size					0	134	185	214	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances

Date of Utility Allowances

Structure

Paid By (check one)

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

I. Utility allowances are approved by USDA RD for 2017. USDA has taken the average of the 2017 approved Utility Allowances in their underwriting of this transaction. Please see attached approved USDA 2017 Budget for copy of approval letter.

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Plantation Apartments, Richmond Hill, Bryan 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 projects - Fixed or Floating units:

Are 100% of units HUD PBRA?

Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Max Gross Rent Limit	Pro-posed Gross Rent	Utility Allowance (UA Sched 1 UA, so over-write if UA Sched 2 used)	PBRA Provider or Operating Subsidy *** (See note below)	Monthly Net Rent Per Unit	Monthly Net Rent Total	MSA/NonMSA: Savannah	Employee Unit	Building Design Type	AMI 63,500 Type of Activity	Certified Historic/ Deemed Historic? (See QAP)
60% AMI	1	1.0	12	632	731	543	134		409	4,908	No		1-Story	Acquisition/Rehab	No
60% AMI	2	1.5	24	969	877	627	185		442	10,608	No		Townhome	Acquisition/Rehab	No
N/A-CS	2	1.0	1	883	877	0	0		0	0	Common Space		1-Story	Acquisition/Rehab	No
60% AMI	3	1.5	16	1,065	1,012	719	214		505	8,080	No		Townhome	Acquisition/Rehab	No
60% AMI	1	1.0	24	651	731	543	134		409	9,816	No		1-Story	Acquisition/Rehab	No
60% AMI	2	1.5	34	967	877	627	185		442	15,028	No		Townhome	Acquisition/Rehab	No
60% AMI	1	1.0	22	677	731	543	134		409	8,998	No		1-Story	Acquisition/Rehab	No
60% AMI	2	1.5	31	978	877	627	185		442	13,702	No		Townhome	Acquisition/Rehab	No
N/A-CS	2	1.5	1	978	877	0	185		0	0	Common Space		Townhome	Acquisition/Rehab	No
<<Select>>							0		0	0					
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			TOTAL	165	143,455				MONTHLY TOTAL	71,140					
									ANNUAL TOTAL	853,680					

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

II. UNIT SUMMARY

Units:
NOTE TO APPLICANTS
: If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.

Units:			
Low-Income	60% AMI		
	50% AMI		
	Total		
Unrestricted Total Residential Common Space Total			
PBRA-Assisted (included in LI above)	60% AMI		
	50% AMI		
	Total		
PHA Operating Subsidy- Assisted (included in LI above)	60% AMI		
	50% AMI		
	Total		
Type of Construction Activity			
New Construction	Low Inc		
	Unrestricted		
	Total + CS		
Acq/Rehab	Low Inc		
	Unrestricted		
	Total + CS		
Substantial Rehab Only	Low Inc		
	Unrestricted		
	Total + CS		
Adaptive Reuse Historic Adaptive Reuse			
Historic			
Building Type: (for Utility Allowance and other purposes)	Multifamily		
	1-Story		
	Historic		
	2-Story		
	Historic		
	2-Story Wlkp		
	Historic		
	3+-Story		
	Historic		
	SF Detached		
	Historic		
	Townhome		
	Historic		
	Duplex		
	Historic		
Manufactured home			
Historic			
Building Type: (for Cost Limit purposes)	Detached / SemiDetached		
	Historic		
	Row House		
Historic			

	Efficiency	1BR	2BR	3BR	4BR	Total	
	0	58	89	16	0	163	(Includes inc-restr mgr units)
	0	0	0	0	0	0	
	0	58	89	16	0	163	
	0	0	0	0	0	0	
	0	58	89	16	0	163	
	0	0	2	0	0	2	(no rent charged)
	0	58	91	16	0	165	
	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	
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	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	58	91	16	0	165	
	0	0	0	0	0	0	

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

Unit Square Footage:

Low Income	60% AMI	0	38,102	86,452	17,040	0	141,594
	50% AMI	0	0	0	0	0	0
	Total	0	38,102	86,452	17,040	0	141,594
Unrestricted		0	0	0	0	0	0
Total Residential		0	38,102	86,452	17,040	0	141,594
Common Space		0	0	1,861	0	0	1,861
Total		0	38,102	88,313	17,040	0	143,455

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 20,096 Laundry, vending, app fees, etc. **Actual pct of PGI:** 2.35%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits 45,139

On-Site Security

Contracted Guard

Taxes and Insurance

Real Estate Taxes (Gross)* 25,800

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

Maintenance Salaries & Benefits	65,300
Support Services Salaries & Benefits	41,853
Other (describe here)	
Subtotal	152,292

On-Site Office Costs	
Office Supplies & Postage	6,427
Telephone	4,164
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
Subtotal	10,591

Maintenance Expenses	
Contracted Repairs	4,410
General Repairs	500
Grounds Maintenance	17,790
Extermination	22,000
Maintenance Supplies	21,748
Elevator Maintenance	0
Redecorating	3,997
Other (describe here)	
Subtotal	70,445

Electronic Alarm System	
Subtotal	0

Professional Services	
Legal	2,859
Accounting	7,500
Advertising	250
Other (describe here)	
Subtotal	10,609

Utilities (Avg\$/mth/unit)	
Electricity 7	14,280
Natural Gas 1	1,205
Water&Swr 2	3,828
Trash Collection	22,956
Other (describe here)	
Subtotal	42,269

WARNING!
RR proposed is below the DCA required minimum.

Insurance**	69,432
Other (describe here)	5,299
Subtotal	100,531

Management Fee:		98,400
641.25	Average per unit per year	
53.44	Average per unit per month	

(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)

TOTAL OPERATING EXPENSES	485,137
Average per unit	2,940.22
Total OE Required	2,940

Replacement Reserve (RR)	49,500	
Proposed average RR/unit amount:	300	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	165 units x \$350 =	57,750
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	165	57,750

TOTAL ANNUAL EXPENSES	534,637
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V. APPLICANT COMMENTS AND CLARIFICATIONS

RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage.
 ANCILLARY INCOME: A waiver has been obtained from DCA for the budgeted ancillary income figure.
 PROPERTY TAX: Pro forma as approved by USDA RD.
 PROPERTY INSURANCE: Pro forma as approved by USDA RD.
 REPLACEMENT RESERVES: Annual transfer at \$300 per unit in order to adequately fund 20 year capital reserve needs (per Post Rehab CNA) and as approved by USDA Rural Development. New Owner is required to follow RD's program requirements regarding Replacement Reserves.
 OPEX BELOW REQUIRED MINIMUM: An operating expense waiver has been obtained.
 In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	9.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.42%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	98,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	853,680	870,754	888,169	905,932	924,051	942,532	961,382	980,610	1,000,222	1,020,227
Ancillary Income	17,074	17,415	17,763	18,119	18,481	18,851	19,228	19,612	20,004	20,405
Vacancy	(78,368)	(79,935)	(81,534)	(83,165)	(84,828)	(86,524)	(88,255)	(90,020)	(91,820)	(93,657)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(386,737)	(398,339)	(410,289)	(422,598)	(435,276)	(448,334)	(461,784)	(475,638)	(489,907)	(504,604)
Property Mgmt	(98,400)	(101,352)	(104,393)	(107,524)	(110,750)	(114,073)	(117,495)	(121,020)	(124,650)	(128,390)
Reserves	(49,500)	(50,985)	(52,515)	(54,090)	(55,713)	(57,384)	(59,106)	(60,879)	(62,705)	(64,586)
NOI	257,749	257,557	257,201	256,674	255,965	255,067	253,970	252,666	251,144	249,394
Mortgage A	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	55,607	55,416	55,060	54,533	53,824	52,925	51,829	50,524	49,003	47,253
DCR Mortgage A	1.28	1.27	1.27	1.27	1.27	1.26	1.26	1.25	1.24	1.23
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.28	1.27	1.27	1.27	1.27	1.26	1.26	1.25	1.24	1.23
Oper Exp Coverage Ratio	1.48	1.47	1.45	1.44	1.43	1.41	1.40	1.38	1.37	1.36
Mortgage A Balance	3,712,773	3,676,974	3,639,531	3,600,367	3,559,404	3,516,559	3,471,746	3,424,875	3,375,850	3,324,572
Mortgage B Balance	3,647,854	3,684,500	3,721,514	3,758,900	3,796,662	3,834,803	3,873,328	3,912,239	3,951,541	3,991,238
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,040,631	1,061,444	1,082,673	1,104,326	1,126,413	1,148,941	1,171,920	1,195,358	1,219,265	1,243,651
Ancillary Income	20,813	21,229	21,653	22,087	22,528	22,979	23,438	23,907	24,385	24,873
Vacancy	(95,530)	(97,441)	(99,389)	(101,377)	(103,405)	(105,473)	(107,582)	(109,734)	(111,929)	(114,167)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	9.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.42%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	98,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Expenses less Mgt Fee	(519,742)	(535,334)	(551,394)	(567,936)	(584,974)	(602,524)	(620,599)	(639,217)	(658,394)	(678,146)
Property Mgmt	(132,241)	(136,209)	(140,295)	(144,504)	(148,839)	(153,304)	(157,903)	(162,640)	(167,519)	(172,545)
Reserves	(66,524)	(68,520)	(70,575)	(72,692)	(74,873)	(77,119)	(79,433)	(81,816)	(84,270)	(86,799)
NOI	247,407	245,169	242,672	239,903	236,850	233,500	229,841	225,858	221,539	216,867
Mortgage A	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	45,265	43,028	40,531	37,761	34,708	31,358	27,699	23,717	19,397	14,726
DCR Mortgage A	1.22	1.21	1.20	1.19	1.17	1.16	1.14	1.12	1.10	1.07
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.22	1.21	1.20	1.19	1.17	1.16	1.14	1.12	1.10	1.07
Oper Exp Coverage Ratio	1.34	1.33	1.32	1.31	1.29	1.28	1.27	1.26	1.24	1.23
Mortgage A Balance	3,270,939	3,214,843	3,156,169	3,094,799	3,030,611	2,963,473	2,893,252	2,819,804	2,742,982	2,662,631
Mortgage B Balance	4,031,334	4,071,833	4,112,738	4,154,054	4,195,786	4,237,937	4,280,511	4,323,513	4,366,946	4,410,817
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,268,524	1,293,894	1,319,772	1,346,167	1,373,091	1,400,553	1,428,564	1,457,135	1,486,278	1,516,003
Ancillary Income	25,370	25,878	26,395	26,923	27,462	28,011	28,571	29,143	29,726	30,320
Vacancy	(116,450)	(118,779)	(121,155)	(123,578)	(126,050)	(128,571)	(131,142)	(133,765)	(136,440)	(139,169)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(698,490)	(719,445)	(741,028)	(763,259)	(786,157)	(809,741)	(834,034)	(859,055)	(884,826)	(911,371)
Property Mgmt	(177,721)	(183,053)	(188,545)	(194,201)	(200,027)	(206,028)	(212,209)	(218,575)	(225,132)	(231,886)
Reserves	(89,403)	(92,085)	(94,847)	(97,693)	(100,623)	(103,642)	(106,751)	(109,954)	(113,252)	(116,650)
NOI	211,830	206,410	200,592	194,360	187,696	180,581	172,999	164,929	156,352	147,247
Mortgage A	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)
Mortgage B	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	9.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.42%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	98,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(82,129)	(87,549)	(93,367)	(99,599)	(106,263)	(113,377)	(120,960)	(129,030)	(137,607)	(146,712)
DCR Mortgage A	1.05	1.02	0.99	0.96	0.93	0.89	0.86	0.82	0.77	0.73
DCR Mortgage B	0.11	0.05	(0.02)	(0.08)	(0.16)	(0.23)	(0.32)	(0.41)	(0.50)	(0.60)
DCR Mortgage C										
DCR Other Source										
Total DCR	0.72	0.70	0.68	0.66	0.64	0.61	0.59	0.56	0.53	0.50
Oper Exp Coverage Ratio	1.22	1.21	1.20	1.18	1.17	1.16	1.15	1.14	1.13	1.12
Mortgage A Balance	2,578,589	2,490,686	2,398,744	2,302,579	2,201,996	2,096,792	1,986,755	1,871,663	1,751,284	1,625,374
Mortgage B Balance	4,362,888	4,314,478	4,265,582	4,216,194	4,166,311	4,115,926	4,065,035	4,013,633	3,961,714	3,909,274
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	1,546,323	1,577,250	1,608,795	1,640,971	1,673,790
Ancillary Income	30,926	31,545	32,176	32,819	33,476
Vacancy	(141,952)	(144,792)	(147,687)	(150,641)	(153,654)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(938,712)	(966,874)	(995,880)	(1,025,756)	(1,056,529)
Property Mgmt	(238,843)	(246,008)	(253,388)	(260,990)	(268,819)
Reserves	(120,149)	(123,754)	(127,467)	(131,291)	(135,229)
NOI	137,592	127,368	116,549	105,112	93,035
Mortgage A	(202,141)	(202,141)	(202,141)	(202,141)	(202,141)
Mortgage B	(91,817)	(91,817)	(91,817)	(91,817)	(91,817)
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(156,366)	(166,591)	(177,410)	(188,847)	(200,924)
DCR Mortgage A	0.68	0.63	0.58	0.52	0.46

PART SEVEN - OPERATING PRO FORMA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

I. OPERATING ASSUMPTIONS

Revenue Growth 2.00%
 Expense Growth 3.00%
 Reserves Growth 3.00%
 Vacancy & Collection Loss 9.00%
 Ancillary Income Limit 2.00%

Please Note:

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

Asset Management Fee Amount (include total charged by all lenders/investors) Yr 1 Asset Mgt Fee Percentage of EGI: 0.00%
 Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 12.42%
 Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 98,400
 Percent of Effective Gross Income --> If Yes, indicate actual percentage:

II. OPERATING PRO FORMA

DCR Mortgage B	(0.70)	(0.81)	(0.93)	(1.06)	(1.19)
DCR Mortgage C					
DCR Other Source					
Total DCR	0.47	0.43	0.40	0.36	0.32
Oper Exp Coverage Ratio	1.11	1.10	1.08	1.07	1.06
Mortgage A Balance	1,493,680	1,355,937	1,211,865	1,061,175	903,562
Mortgage B Balance	3,856,307	3,802,808	3,748,772	3,694,192	3,639,065
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 9% per RDs threshold policy.

DSCR: A waiver has been requested for DCA to consider the minimum DSCR as required by RD underwriting subject to lender and syndicator concurrence

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.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
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6.)
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11.)
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13.)
14.)
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16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

2 COST LIMITS

Pass?

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

New Construction and Acquisition/Rehabilitation

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

Is this Criterion met? **Yes**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0
mi-Detached 1 BR	1	168,462 x 0 units = 0	0	185,308 x 0 units = 0
2 BR	2	204,394 x 0 units = 0	0	224,833 x 0 units = 0

MSA for Cost Limit purposes:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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	3 BR	3	0	250,016 x 0 units =	0	0	275,017 x 0 units =	0
	4 BR	4	0	294,230 x 0 units =	0	0	323,653 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Row House	Efficiency	0	0	120,734 x 0 units =	0	0	132,807 x 0 units =	0
	1 BR	1	58	158,379 x 58 units =	9,185,982	0	174,216 x 0 units =	0
	2 BR	2	91	192,727 x 91 units =	17,538,157	0	211,999 x 0 units =	0
	3 BR	3	16	237,087 x 16 units =	3,793,392	0	260,795 x 0 units =	0
	4 BR	4	0	281,584 x 0 units =	0	0	309,742 x 0 units =	0
	<i>Subtotal</i>		<u>165</u>	<u>30,517,531</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Walkup	Efficiency	0	0	100,204 x 0 units =	0	0	110,224 x 0 units =	0
	1 BR	1	0	138,379 x 0 units =	0	0	152,216 x 0 units =	0
	2 BR	2	0	175,464 x 0 units =	0	0	193,010 x 0 units =	0
	3 BR	3	0	229,044 x 0 units =	0	0	251,948 x 0 units =	0
	4 BR	4	0	285,392 x 0 units =	0	0	313,931 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Elevator	Efficiency	0	0	104,177 x 0 units =	0	0	114,594 x 0 units =	0
	1 BR	1	0	145,848 x 0 units =	0	0	160,432 x 0 units =	0
	2 BR	2	0	187,519 x 0 units =	0	0	206,270 x 0 units =	0
	3 BR	3	0	250,025 x 0 units =	0	0	275,027 x 0 units =	0
	4 BR	4	0	312,532 x 0 units =	0	0	343,785 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Per Construction Type			<u>165</u>	<u>30,517,531</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Savannah

Tot Development Costs:
14,354,329

Cost Waiver Amount:
0

Historic Preservation Pts
0

Community Transp Opt Pts
0

Project Cost Limit (PCL)
30,517,531

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

Threshold Justification per Applicant *DCA's Comments:*

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

The subject will offer one, two and three bedroom units targeting family households.

4 REQUIRED SERVICES Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?** Disagree
- B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:
- 1) Social & recreational programs planned & overseen by project mgr Specify:
 - 2) On-site enrichment classes Specify:
 - 3) On-site health classes Specify:
 - 4) Other services approved by DCA Specify:
- C. For applications for rehabilitation of existing congregate supportive housing developments:
 Name of behavioral health agency, continuum of care or service provider for which MOU is inclu C.

Threshold Justification per Applicant *DCA's Comments:*

A waiver was requested and approved for required services at pre-application.

5 MARKET FEASIBILITY Pass?

- A. Provide the name of the market study analyst used by applicant: **Bowen National Research**
- B. Project absorption period to reach stabilized occupancy: **13 months**
- C. Overall Market Occupancy Rate: **93.50%**
- D. Overall capture rate for tax credit units: **19.30%**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

Project Nbr	Project Name
1	2015-052 Live Oaks Family Villas I
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **No**

Threshold Justification per Applicant

It is the market analysts opinion that a market exists for the 165 units post renovations. The project will be competitive within the market area in terms of unit amenities and unit sizes, and the proposed rents will be perceived as a value in the marketplace. The market analyst does not have any recommendations for the subject project. Given the limited number of affordable developments within the Site PMA, the renovated subject project will offer a housing alternative to low-income households that is not readily available in the area.
 5f. The Max Allowable LIHTC Gross rent and unit mix matches the market study. The market study was completed in August 2017 prior to USDA's completion of underwriting. The pro forma rents utilized in the Core Application (approved by USDA) are slightly different from those utilized in the market study, but are within DCA limits and provide the required market advantage.

DCA's Comments:

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

1) Does it provide a land value?

1) **Yes**

2) Does it provide a value for the improvements?

2) **Yes**

3) Does the appraisal conform to USPAP standards?

3) **Yes**

4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

4)

C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C. **No**

D. Has the property been:

D.

1) Rezoned?

1) **No**

2) Subdivided?

2) **No**

3) Modified?

3) **No**

Threshold Justification per Applicant

6B4: This project does not include DCA HOME Funds.

DCA's Comments:

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

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

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

- 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:
- 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

1) Geotechnical & Environmental Consultants, Inc.	
2) 76.0 dB	

Riceboro Southern Railway LLC (RSOR Crossing) along eastern boundary line (<76.1 dB), No applicable major roads (<65 dB), Hunter AAF 11.72 miles Northeast (<55 dB)

D. Is the subject property located in a:

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

D.

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

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

- 1) Lead-based paint?

No	
Yes	
No	
No	
- 2) Noise?

Yes	
------------	--
- 3) Water leaks?

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

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

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

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

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

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

- 9) Mold?

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

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

No	
-----------	--

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

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

1)		
2)		
3)		
G.	N/A	

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

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

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

H.	<<Select>>	<<Select>>
----	------------	------------

I. List all contiguous Census Tracts:

I.

--	--

J. Is Contract Addendum included in Application?

J.		
----	--	--

Threshold Justification per Applicant

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

DCA's Comments:

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?**
- B. Form of site control:
- C. Name of Entity with site control:

Expiration Date:

12/31/18

Pass?

--	--

A.

Yes	
------------	--

B. **Contract/Option**

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

C. **Richmond Hill Ltd. L.P., Plantation Ltd. L.P., Lakeview Ltd. L.P.**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

D. Is there any Identity of Interest between the entity with site control and the applicant?

D.

Yes	
-----	--

Threshold Justification per Applicant

8 D. IOI: The General Partner of Richmond Hill Ltd. L.P., Plantation Ltd. L.P., and Lakeview Ltd. L.P. (the Transfers) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager.
 Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark Georgia GP, LLC and Manager of Hallmark Plantation, LLC (the Transfers)

DCA's Comments:

9 SITE ACCESS

Pass?

--	--

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

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

Yes	
-----	--

D.

Yes	
-----	--

Threshold Justification per Applicant

9 B-D. N/A - The Site can be accessed by an existing paved road as indicated on the plans provided.

DCA's Comments:

10 SITE ZONING

Pass?

--	--

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

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

Yes	
-----	--

1)

Yes	
-----	--

2)

Yes	
-----	--

3)

Yes	
-----	--

4)

Yes	
-----	--

5)

N/Ap	
------	--

D.

No	
----	--

E.

Yes	
-----	--

Threshold Justification per Applicant

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

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

DCA's Comments:

11 OPERATING UTILITIES

Pass?

--	--

A. Check applicable utilities and enter provider name:

1) Gas

N/A

1)

No	
----	--

Threshold Justification per Applicant

2) Electric

Georgia Power

2)

Yes	
-----	--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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11 A. An electric letter from Georgia Power has been included in Tab 11.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

Pass?

--

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

City of Richmond Hill

 - 2) Public sewer

City of Richmond Hill

A1)	No	
2)	No	
B1)	Yes	
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 this criterion?

- A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):
 - 1) Community area (select either community room or community building): A1)

Room

 - 2) Exterior gathering area (if "Other", explain in box provided at right): A2)

Gazebo	If "Other", explain here
--------	--------------------------
 - 3) On site laundry type: A3)

On-site laundry

A.	Disagree	
----	----------	--

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

B.	Agree	
----	-------	--

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

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

1)	pavilion		
2)	playground		

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

3)	basketball court		
4)			

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

C.	Disagree	
----	----------	--

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

1)	Yes	
2)	Yes	
3)	No	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	

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

D.	N/A	
----	-----	--

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

1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

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

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

A. **Pre-Application Waiver** <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. **January 10, 11 and 12, 2017**

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C. **Yes**

Name of qualified BPI Building Analyst or equivalent professional:

Jack Wynn-Southern Home Energy Solutions LLC

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replac

DCA Rehabilitation Work Scope form referenced above clearly

addresses:

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment

D. **Yes**

1) **Yes**

2) **No**

3) **Yes**

4) **Yes**

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

E. **Disagree**

Threshold Justification per Applicant

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

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A. **Yes**

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Yes

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B. **Yes**

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C. **Yes**

Site Map delineates the approximate location point of each photo?

Yes

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D. **Yes**

Threshold Justification per Applicant

15 A. Per DCA, a Conceptual Site Development Plan can be submitted with the 60 day submission. B. The location map with site geo coordinates is located in Tab 1, Section 5.

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

A. **Agree**

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B. **Disagree**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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Threshold Justification per Applicant

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

DCA's Comments:

17 ACCESSIBILITY STANDARDS

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

Pass?	
A1)	No
2)	Yes
3)	Yes
4)	No

- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?

	Nbr of Units		Minimum Required:	
	Equipped:	Nbr of Units	Percentage	
1) a. Mobility Impaired	9	9	5%	
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	4	4	40%	
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	4	4	2%	

B1)a.	Yes
b.	Yes
2)	Yes

- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

C.	Yes
----	-----

The DCA qualified consultant will perform the following: Name of Accessibility Consultant **E&A Team, Inc.**

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

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

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

17 A.1 & 2 - Applicant agrees to comply with all applicable Section 504, ADA, UFAS and Georgia Fair housing and Access laws indicated in the 2017 Architectural and Accessibility Manual requirements with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2015 Accessibility Manual was not used for design)
 17 A.4 - Applicant agrees to comply with applicable DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design).

DCA's Comments:

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Pass?	
Yes	
No	

Is there a Waiver Approval Letter From DCA included in this application for this criterion?
 Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

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

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

A. Yes	
--------	--

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

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

1) Yes	
--------	--

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

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

2) Yes	
--------	--

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

- 1) n/a
- 2) n/a

C. 1) No	
2) No	

Threshold Justification per Applicant

18 - DCA granted waivers for several items from the DCA Architectural Standards (See Waiver Approvals from DCA).

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):
- F. **DCA Final Determination**

Threshold Justification per Applicant

19 E. DCA's pre-application Qualification of Project's Team Determination is included in Tab 19.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

Pass?	
A. Yes	
B. No	
C. Yes	

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Threshold Justification per Applicant

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

DCA's Comments:

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

Pass?

--	--

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

Threshold Justification per Applicant

N/A - Applicant is a for profit entity.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

Pass?

--	--

A. Name of CHDO:	Name of CHDO Managing GP:		
B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?		B.	
C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)?		C.	
D. CHDO has been granted a DCA HOME consent?	DCA HOME Consent amount: 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	B.	No	
C. Non-profit Federal Tax Exempt Qualification Status	C.	No	
D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	D.	No	
E. Other (If Yes, then also describe):	E.		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Threshold Justification per Applicant

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

DCA's Comments:

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

A. Does the Applicant anticipate displacing or relocating any tenants?

A. Yes

B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?

B1) Yes

If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).

2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?

2) No

3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

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	14	<input type="text"/>
2) Number of Rent Burdened Tenants	73	<input type="text"/>
3) Number of Vacancies	4	<input type="text"/>

4) Number of Down units	0	<input type="text"/>
5) Number of Displaced Tenants	14	<input type="text"/>

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews	Yes	<input type="text"/>
2) Meetings	Yes	<input type="text"/>

3) Written Notifications	Yes	<input type="text"/>
4) Other - describe in box provided:	<input type="text"/>	

Threshold Justification per Applicant

24A. The relocation plan can be found in Tab 24.

24B2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core Application.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?

A. Agree

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

B. Agree

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

C. Agree

D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?

D. 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? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

H. Agree

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

[Empty yellow box for DCA's Comments]

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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

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

Score Value	Self Score	DCA Score
92	20	20
10	10	10
A.		0
B.		0

TOTALS:

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents**
- Organization
- B. Financial and Other Adjustments**

Number: 0
Number: 0
Number: 0

For each missing or incomplete document, one (1) point will be deducted
One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions
2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

1

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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						Score Value	Self Score	DCA 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

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

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

Total Residential Units: **163**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
0.00%	0.00%

2

A.	0	0
1.	0	0
2.	0	0

B. Deeper Targeting through New PBRA Contracts

- 1. 15% (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities.

Nbr of PBRA Residential Units:

--	--

0.00%	0.00%
0	0

3

B.	0	0
1.	0	0
2.	0	0

Points awarded in Sect VII:

DCA's Comments:

--	--	--	--	--	--	--	--	--

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

13

0	0
---	---

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

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

12

A.		
B.		
C.		

Scoring Justification per Applicant

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DCA's Comments:

--	--	--	--	--	--	--	--	--

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6

0	0
---	---

Evaluation Criteria

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

Applicant Agrees? DCA Agrees?

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

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	20
		20

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

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

- 1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation
- OR** 2. Site is **within one (1) mile*** of a transit hub
- 3. Applicant in A1 or A2 above serves Family tenancy.

B. Access to Public Transportation

Choose only one option in B.

- 1. Site is **within 1/4 mile*** of an established public transportation stop
- OR** 2. Site is **within 1/2 mile*** of an established public transportation stop
- OR** 3. Site is **within one (1) mile*** of an established public transportation stop

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

- A. Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:
- B. Source of opinion ltr stating that property appears to meet requiremts for issuance of EPD No Further Action or Limitation of Liability ltr
- C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

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

DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?	Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>		
	Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>		

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

- X** For Rehab developments - required Energy Audit Report submitted per current QAP? Date of Audit [] Date of Report []

X		
---	--	--

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
---	----	--------	--------

1. EarthCraft Communities

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

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

Commitments for Building Certification:

- | | | | | | | | | | |
|---|-------------------------------|-----------------------------|--|--|--|--|--|--|--|
| <p>1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?</p> <p>2. Project will meet program threshold requirements for Building Sustainability?</p> <p>3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?</p> | <p>1.</p> <p>2.</p> <p>3.</p> | <p>Yes/No</p> <p>Yes/No</p> | <table style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> </table> | | | | | | |
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| | | | | | | | | | |

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

C. Exceptional Sustainable Building Certification 3 C. Yes/No Yes/No

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

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

- | | | | | | | | | | |
|---|-------------------------------|-----------------------------|--|---|---|--|--|--|--|
| <p>1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?</p> <p>2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.</p> <p>3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.</p> | <p>1.</p> <p>2.</p> <p>3.</p> | <p>Yes/No</p> <p>Yes/No</p> | <table style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%; height: 20px; text-align: center;">0</td><td style="width: 50%; height: 20px; text-align: center;">0</td></tr> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> </table> | 0 | 0 | | | | |
| 0 | 0 | | | | | | | | |
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Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7

0	0
---	---

A & Census Tract Demographics 3

0	
---	--

B. Competitive Pool chosen: N/A - 4% Bond Yes/No Yes/No

- | | | | | | | | |
|--|---------------------------------|-----------------------------|--|--|--|--|--|
| <p>1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):</p> <p>2. Less than <input style="width: 50px;" type="text" value="< Select >"/> below Poverty level (see Income) Actual Percent <input style="width: 100px;" type="text"/></p> <p>3. Designated Middle or Upper Income level (see Demographics) Designation: <input style="width: 100px;" type="text" value="<Select>"/></p> <p>4. (Flexible Pool) Project is NOT located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but IS located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)</p> | <p></p> <p></p> <p></p> <p></p> | <p>Yes/No</p> <p>Yes/No</p> | <table style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> <tr><td style="width: 50%; height: 20px;"></td><td style="width: 50%; height: 20px;"></td></tr> </table> | | | | |
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C. Georgia Department of Public Health Stable Communities 2

0	0
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Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map: Per Applicant Per DCA

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total: 2

0	0
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DCA's Comments:

8. TRANSFORMATIONAL COMMUNITIES (choose A or B) 10

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PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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

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

Website address (URL) of Revitalization Plan: _____
Website address (URL) of Transformation Plan: _____

A. Community Revitalization

2 A.

--	--

Yes/No Yes/No

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

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located. 1
- 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. 1

Project is in a QCT? **No** Census Tract Number: **9203.030** Eligible Basis Adjustment: **DDA/QCT**

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

OR

B. Community Transformation Plan

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

6	B.		
2	1.		
1	CBD		

1. Community-Based Team

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

CBD 1

Entity Name			Website		
Contact Name	Direct Line		Email		
			Yes/No	Yes/No	

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

/ ▶		
-----	--	--

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

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

ii.		
-----	--	--

[Empty comment box]					
---------------------	--	--	--	--	--

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

iii.		
------	--	--

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

b)		
----	--	--

Community Quarterback (CQB) See QAP for requirements.

CQB 1

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

Enter page nbr(s) here		
------------------------	--	--

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

--	--	--

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

4 2.

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

--	--	--

a) Public and Private Engagement

Tenancy: **Family**

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

--	--	--

i. Transformation Partner 1	<Select Transformation Partner type>	Date of Public Meeting 1 between Partners			
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name	Direct Line		Social Media		
Email			Mtg Locatn		
Role			Which Partners were present at Public Mtg 1 between Partners?		

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs		
Org Name			Date(s) of publication of meeting notice		

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Website			Publication(s)																						
Contact Name	Direct Line		Social Media																						
Email			Mtg Locatn																						
Role			Which Partners were present at Public Mtg 2 between Partners?																						
<p>b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).</p> <p>i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? i. <table border="1" style="display: inline-table;"><tr><td>Yes/No</td><td>Yes/No</td></tr><tr><td></td><td></td></tr></table></p> <p>or Nbr of Respondents ii. <table border="1" style="display: inline-table;"><tr><td>Yes/No</td><td>Yes/No</td></tr><tr><td></td><td></td></tr></table></p> <p>ii. Public Meetings</p> <p>Meeting 1 Date <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Dates: Mtg 2 <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Mtg Notice Publication <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Date(s) of publication of Meeting 1 notice <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Public Mtg 2 rqmt met by req'd public mtg between Transformtn Partners? <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Publication(s) <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Publication(s) <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Social Media <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Social Media <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Meeting Location <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Mtg Locatn <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Copy(-ies) of published notices provided in application binder? <table border="1" style="display: inline-table;"><tr><td></td></tr></table> Copy(-ies) of published notices provided in application binder? <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p>					Yes/No	Yes/No			Yes/No	Yes/No															
Yes/No	Yes/No																								
Yes/No	Yes/No																								
<p>c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:</p> <p>i. Local Population Challenge 1</p> <p>Goal for increasing residents' access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Goal for catalyzing neighborhood's access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>ii. Local Population Challenge 2</p> <p>Goal for increasing residents' access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Goal for catalyzing neighborhood's access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>iii. Local Population Challenge 3</p> <p>Goal for increasing residents' access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Goal for catalyzing neighborhood's access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>iv. Local Population Challenge 4</p> <p>Goal for increasing residents' access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Goal for catalyzing neighborhood's access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>v. Local Population Challenge 5</p> <p>Goal for increasing residents' access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Goal for catalyzing neighborhood's access <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p> <p>Solution and Who Implements <table border="1" style="display: inline-table;"><tr><td></td></tr></table></p>																									

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Score Value	Self Score	DCA Score
92	20	20
4		
1	1.	

TOTALS:

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

Direct Line	
Direct Line	

Bank Name

Account Name

Bank Website

Contact Email

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

2. Long-term Ground Lease

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

1 2.

3. Third-Party Capital Investment

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

2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

Improvement Completion Date

_____ miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:

0.0000%

0.0000%

Total Development Costs (TDC):

14,354,329

D. Community Designations

(Choose only one.)

10 D.

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PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
1.		
2.		

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

Scoring Justification per Applicant

DCA's Comments:

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

0	0
---	---

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

A.		
1.		

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

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

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

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

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

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

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

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

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

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

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

Scoring Justification per Applicant

DCA's Comments:

10. MARKET CHARACTERISTICS 2

0	0
---	---

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

For DCA determination:

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

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

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

1

	0	0
A.		
B.		

A. Waiver of Qualified Contract Right

1

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

B. Tenant Ownership

1

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

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

	Yes/No	Yes/No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool:

N/A - 4% Bond

Urban or Rural: Rural

2

Unit Total	165	

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

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

Scoring Justification per Applicant

DCA's Comments:

14. DCA COMMUNITY INITIATIVES

2

	0	0
A.		

A. Georgia Initiative for Community Housing (GICH)

1

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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

< Select applicable GICH >

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

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

B. Designated Military Zones

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

1

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

City: **Richmond Hill** County: **Bryan** QCT? **No** Census Tract #: **9203.030**

Scoring Justification per Applicant

DCA's Comments:

B.	Yes/No

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

a)	Yes/No
b)	
c)	
d)	
e)	
f)	

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

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

Total Qualifying Sources (TQS):

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

14,354,329
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

--

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Is the applicant claiming these points?

Selection Criteria

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

Ranking Pts Value Range

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

Ranking Pts

1.	
2.	
3.	
4.	
5.	
6.	
Total:	0

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

10% of Total Units (max):	17
Total Low Income Units	163
Min 1 BR LI Units required	16
1 BR LI Units Proposed	58

3	0	0
2	0	0
A. 1.		

B. Target Population Preference

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?
Name of Public Housing Authority providing PBRA: PBRA Expiration:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 0 0.0%

3	0	0
B. 1.		
2.		

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

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

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:	<input type="text" value="0"/>
Total Units	<input type="text" value="165"/>
% of Total	<input type="text" value="0.00%"/>

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

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

B. Historic

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

Nbr Historic units:	<input type="text" value="0"/>
Total Units	<input type="text" value="165"/>
% of Total	<input type="text" value="0.00%"/>

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
3	0	0

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

A. Preventive Health Screening/Wellness Program for Residents 3

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

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

B. Healthy Eating Initiative 2

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

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

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

d)

C. Healthy Activity Initiative

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

1. The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:
- | | | | | | |
|--|----------------------|----------------------|---|----------------------|----------------------|
| a) Be well illuminated? | <input type="text"/> | <input type="text"/> | f) Provide trash receptacles? | <input type="text"/> | <input type="text"/> |
| b) Contain an asphalt or concrete surface? | <input type="text"/> | <input type="text"/> | g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook? | <input type="text"/> | <input type="text"/> |
| c) Include benches or sitting areas throughout course of trail? | <input type="text"/> | <input type="text"/> | | | |
| d) Provide distance signage? | <input type="text"/> | <input type="text"/> | | | |
| e) Provide 1 piece of fitness equipment per every 1/8 mile of trail? | <input type="text"/> | <input type="text"/> | Length of Trail | <input type="text"/> | <input type="text"/> |

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

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy: Family

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

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

Scoring Justification per Applicant

DCA's Comments:

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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

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

Score Value	Self Score	DCA Score
92	20	20

TOTALS:

2

OR B. Exceed the minimum jobs threshold by 50%

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

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:
 Total Nbr of Jobs w/in the 2-mile radius:
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Richmond Hill
Project County	Bryan
HUD SA	Savannah
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE	10	10	10
Base Score		10	10
Deductions			
Additions			

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE	92	20	20
EXCEPTIONAL NONPROFIT POINTS			0
INNOVATIVE PROJECT CONCEPT POINTS			0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS **20**

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

PART NINE - SCORING CRITERIA - 2017-0 Plantation Apartments, Richmond Hill, Bryan County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

Plantation Apartments
Richmond Hill, Bryan County

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

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

Plantation Apartments
Richmond Hill, Bryan County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Plantation Apartments

Richmond Hill, Bryan County

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

Scoring Section 16 - Innovative Project Concept Narrative

Plantation Apartments

Richmond Hill, Bryan County

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

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

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

To DCA:

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

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

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.

- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.

- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.

- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

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

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTO	MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3	4+				0	1	2	3	4+
Albany	Detached/Se	120,264	151,510	191,153	233,904	275,297		Albany	Detached/Se	132,290	173,261	210,268	257,294	302,826
Albany	Elevator	97,421	136,390	175,358	213,311	252,264		Albany	Elevator	107,163	150,029	192,893	251,192	321,490
Albany	Row House	112,781	147,999	180,148	221,709	263,370		Albany	Row House	124,059	162,798	198,162	243,879	289,707
Albany	Walkup	93,491	129,089	163,659	213,583	266,118		Albany	Walkup	102,840	141,997	180,024	234,941	292,729
Athens	Detached/Se	124,002	160,434	197,155	241,296	284,013		Athens	Detached/Se	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	100,476	140,667	180,857	221,143	261,429		Athens	Elevator	110,523	154,733	198,942	265,257	331,571
Athens	Row House	116,248	152,579	185,753	228,661	271,655		Athens	Row House	127,872	167,836	204,328	251,527	298,820
Athens	Walkup	96,302	132,960	168,552	219,490	274,022		Athens	Walkup	105,922	146,256	185,403	241,934	301,435
Atlanta	Detached/Se	139,407	182,430	221,255	270,488	318,270		Atlanta	Detached/Se	153,347	200,673	243,380	291,536	350,097
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351		Atlanta	Elevator	124,062	173,886	223,311	297,749	372,186
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763		Atlanta	Row House	144,024	188,823	229,671	282,345	335,239
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346		Atlanta	Walkup	119,754	165,416	209,797	273,962	341,380
Augusta	Detached/Se	128,534	167,884	203,317	248,031	291,664		Augusta	Detached/Se	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	103,683	145,157	186,630	248,840	311,850		Augusta	Elevator	114,051	159,672	205,293	273,724	342,155
Augusta	Row House	121,141	158,487	192,445	235,984	279,881		Augusta	Row House	133,255	174,335	211,689	259,582	307,869
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094		Augusta	Walkup	111,567	154,240	195,796	256,031	319,103
Chattanooga	Detached/Se	133,109	174,341	211,588	258,924	304,750		Chattanooga	Detached/Se	146,419	191,775	232,746	284,816	335,225
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504		Chattanooga	Elevator	118,618	166,064	213,512	284,683	355,854
Chattanooga	Row House	124,813	163,799	199,290	245,608	291,330		Chattanooga	Row House	137,294	180,178	219,329	269,948	320,663
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424		Chattanooga	Walkup	113,789	157,113	199,183	259,933	323,866
Columbus	Detached/Se	121,194	158,615	192,390	235,232	276,796		Columbus	Detached/Se	133,313	174,476	211,629	258,755	304,475
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201		Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	113,800	149,219	181,518	223,185	265,013		Columbus	Row House	125,180	164,140	199,669	245,503	291,514
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563		Columbus	Walkup	104,040	142,701	182,245	237,964	296,519
Macon	Detached/Se	122,484	160,449	194,750	238,857	280,587		Macon	Detached/Se	134,732	180,493	214,225	262,192	308,612
Macon	Elevator	99,250	138,950	178,650	238,200	297,750		Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	114,820	150,709	183,480	225,870	268,343		Macon	Row House	126,302	165,779	201,828	248,457	295,177
Macon	Walkup	95,112	131,315	166,465	217,213	270,634		Macon	Walkup	104,623	144,446	183,111	238,934	297,697
Savannah	Detached/Se	128,669	168,462	204,394	250,016	294,230		Savannah	Detached/Se	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	106,177	145,848	187,519	250,025	302,230		Savannah	Elevator	114,594	160,432	206,270	275,027	343,785
Savannah	Row House	120,734	158,379	192,727	237,087	281,584		Savannah	Row House	132,807	174,214	211,999	260,795	309,742
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392		Savannah	Walkup	110,224	152,216	193,010	251,948	313,931
Valdosta	Detached/Se	117,818	154,420	187,511	229,637	270,341		Valdosta	Detached/Se	129,599	169,862	206,262	252,600	297,375
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647		Valdosta	Elevator	105,103	147,145	189,186	252,249	315,311
Valdosta	Row House	110,334	144,009	176,506	217,443	258,414		Valdosta	Row House	121,367	159,399	194,156	239,187	284,255
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274		Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
Annual Operating Expenses	Rural MSA	Per Unit	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
Replacement Reserve Pymt	New Single Family and Duplex	Per Unit	3,000	n/a
		Historic Rehab	350	n/a
Development Costs	New Single Family and Duplex	Per Unit	250	n/a
		Historic Rehab	420	n/a
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500	
		Per Project - Nonprofit	5,500	
Hard Costs	Rehab	Per Project - For Profit or Joint Venture	5,000	
		Per Project - Nonprofit	1,000	
Construction Contingency	New	Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500	
		LESSER OF % of Construction Hard Costs	25,000	see UCL
Bulkier Profit	Rehab	OR Dollar amount	N/A	500,000
		LESSER OF % of Construction Hard Costs	N/A	7%
General Requirements (exclusive of Contractor Svcs)	Professional Services	OR Dollar amount	N/A	500,000
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	6%
DCA-Related Costs	Green Building Consultant Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	2%
		LHTC Allocation Fee	n/a	6%
Developer's Fee	4% LHTC IRS Form 8099 Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	20,000
		HOME Front-End Analysis Fee	8%	
Operating Deficit Reserve	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	Percent of Credit Request	8%	
		Compliance Monitoring Fee	3,000	
Rent Up Reserve	LHTC Final Inspection Fee	Percent of Credit Request	1,500	
		Per Operation Year	800	n/a
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	Per Operation Year	400	n/a
		Per Operation Year	1,500	n/a
Setasides	CHDO	Per Operation Year	750	n/a
		Per Operation Year	75	
Pools	Rural	Maximum	1,800,000	
		Flexible	2,500,000	
Unit Accessibility	Equipped for Mobility Disabled Residents	% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		With Roll-In Showers	15%	
Assumed Family Size Adjustments	Equipped for Hearing- and Sight-Impaired Residents	% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		Percent of Total Units	5%	
Lowrise	Hearing	Percent of Total Units	40%	
		Percent of Total Units	2%	

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
		Rural MSA	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
		Non-MSA with USDA Financing	3,000	n/a
Replacement Reserve Pymt	New Single Family and Duplex	Per Unit	350	n/a
		Historic Rehab	250	n/a
		Per Unit	420	n/a
		Historic Rehab	420	n/a
		Per Unit	420	n/a
Development Costs	New Single Family and Duplex	Per Project - For Profit or Joint Venture	6,500	
		Per Project - Nonprofit	5,500	
		Per Project - For Profit or Joint Venture	5,000	
		Per Project - Nonprofit	1,000	
		Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500	
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	25,000	see UCL
		Per Project - Nonprofit	N/A	5%
		OR Dollar amount	N/A	500,000
		LESSER OF % of Construction Hard Costs	N/A	7%
		OR Dollar amount	N/A	500,000
Hard Costs	Rehab	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	6%
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	2%
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	6%
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a	20,000
		Percent of Credit Request	8%	
Construction Contingency	New	Percent of Credit Request	8%	
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	3,000	
		Compliance Monitoring Fee	1,500	
		LHTC Fee (both 4% and 9%)	800	n/a
		USDA 515 or URFA Fee	400	n/a
Bulkier Profit	Rehab	Per Unit	1,500	n/a
		OR Dollar amount	750	n/a
		Maximum	75	
		Maximum Waiver Amount for 4% bond applications	1,800,000	
		% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
General Requirements (exclusive of Contractor Svcs)	Professional Services	% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		% of (TDC - budgeted DF - (use Land - Acq Lg Fees - Existing Structures)	15%	
		LESSER OF % of (TDC - use Land - budgeted DF - (bldg profit)	15%	
DCA-Related Costs	Green Building Consultant Fee	OR percentage proposed	0	15
		Deferred DF Term (Years)	0%	50%
		Deferred DF % of Total DF	6	n/a
		Mths of Year 1 Debt Service (out of 12)	6	n/a
		Mths of Year 1 O&M Expense (out of 12)	3	n/a
Developer's Fee	Identity of Interest	Mths of projected operating expenses	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
Operating Deficit Reserve	Rent Up Reserve	Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
Setasides	CHDO	Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
Pools	Rural	Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
Unit Accessibility	Equipped for Mobility Disabled Residents	Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	
		Per Project	3,000	

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a
		Other MSA	4,000	n/a
		Rural MSA	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
		Non-MSA with USDA Financing	3,000	n/a
Replacement Reserve Pymt	New Single Family and Duplex	Per Unit	350	n/a
		Historic Rehab	250	n/a
		Per Unit		

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

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

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