Project Narrative

Quail Hollow I Apartments Homerville, Clinch County

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

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

Quail Hollow I Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as an elderly designated rental community. Originally built in 1982, the property has fifty five (55) total residential units for low-income elderly households and is located in Homerville, Georgia. The city of Homerville is about 40 miles northwest of Jacksonville, FL, about 100 miles northeast of Tallahassee, FL and about 215 miles southeast of Atlanta, GA. The property is conveniently located at 888 Carswell Street, Homerville, GA 31634 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Quail Hollow I Apartments is currently 92.73% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 49 units. The property includes fifty five (55) apartment units housed in 7 residential buildings, as well as one common area building housing the community room, laundry, management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 35 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$2,213,000 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 \$865,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

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

Boston Financial Investment Management, LP is the proposed Syndicator for the 4% LIHTC's. It is anticipated that an affiliate of this group will be admitted into the partnership as the Investor Member and will contribute an estimated \$1,287,600 in Federal and \$915,282 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 Quail Hollow I Apartments is in the State and tenants' best interest.

	PAR	TONE - PROJECT INFORMATION - 2	017-0 Quail H	Hollow I Apartments, Ho	merville, Clinch County						
	Please note: May Revision 3		locked for your	se and do not contain refer use and do contain referen	ences/formulas. ces/formulas that can be overwritten.	DCA Use ONLY - Project Nbr: 2017-0					
I.	DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	155,141	DCA HOME (from Consent For	rm) \$ -					
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	>	Pre-Application Numb	er (if applicable) - use format 2017PA-	### 2017PA-535					
			_		ırred in the project since pre-appli						
	Was this project previously submitted to t	he Ga Department of Community Affai	rs No	If Yes, please provide the	ne information requested below fo	r the previously submitted project:					
	Project Name previously used:				DCA Project Nbr previously ass						
	Has the Project Team changed?		If No, what was the DCA Qualification Determination for the Team in that reviece Select Designation >>								
III.	APPLICANT CONTACT FOR APPLICAT										
	Name	Caitlin Waldie									
	Address	4025 Lake Boone Trail, Suite 209									
	City	Raleigh			Fax	(919) 573-7519					
	State	NC (210) 572 7502	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,	, parentneses, etc - ex: 1234567890)									
IV.	PROJECT LOCATION				7						
	Project Name	Quail Hollow I Apartments			Phased Project?	No					
	Site Street Address (if known)	888 Carswell Street			DCA Project Nbr of previous ph						
	Nearest Physical Street Address * Site Geo Coordinates (##.#####)	863 Carswell Street Latitude: 31.048897	Longitudo	-82.747708	Scattered Site? No	Nbr of Sites 1 6.9200					
	City	Homerville	Longitude: 9-digit Zip**	31634-1550	Acreage Census Tract Nun						
	Site is predominantly located:	In Unincorporated County	County	Clinch	QCT? No	DDA? Yes					
	In USDA Rural Area?	Yes In DCA Rural County?		Overall: Rural		n-MSA Clinch Co.					
	* If street number unknown		e Senate	State House	** Must be verified by applicant of						
	Legislative Districts **	1	8	174		//zip4.usps.com/zip4/welcome.jsp					
	If on boundary, other district:					votesmart.org/					
	Political Jurisdiction	Clinch County			Website www.clinchcounty	ga.com					
	Name of Chief Elected Official	Roger Metts	Title	Commission Chairman		<u> </u>					
	Address	22 Court Square Suite B			City Homerville						
	Zip+4	31634-2151 Phone		(912) 487-3083	Email N/A						
٧.	PROJECT DESCRIPTION										
	A. Type of Construction:		_								
	New Construction	0		Adaptive R	· · · · · · · · · · · · · · · · · · ·	0 Historic 0					
	Substantial Rehabilitation	0		Historic Re	ehab	0					

		PART ONE - PROJECT INFOR	RMATION - 2	017-0 Quail I	Hollow I Apa	artments, Homerville, Clin	ch County		
	Acquisition/Rehabilitation		55	<u> </u>	>	For Acquisition/Rehabilita	ntion, date of original con:	struction:	1982
	B. Mixed Use		No	Ī					
	C. Unit Breakdown			PBRA). Unit Area			
	Number of Low Income U Number of 5 Number of 6 Number of Unrestricted (I Total Residential Units Common Space Units Total Units	0% Units 0% Units	54 0 54 0 54 1 55	49 0 49		Total Low Income Reside Total Unrestricted (Marke Total Residential Unit Squ Total Common Space Un Total Square Footage fro	et) Residential Unit Squar uare Footage it Square Footage		35,976 0 35,976 834 36,810
	Number of N	Residential Buildings Ion-Residential Buildings er of Buildings	7 1 8			Total Common Area Squa Total Square Footage	are Footage from Nonres	idential areas	1,332 38,142
	F. Total Residential Parkin	ng Spaces	69			(If no local zoning require		spaces per ur	nit for family
VI.	TENANCY CHARACTERIST	TICS				projects, 1 per unit for ser	nior projects)		
	A. Family or Senior (if Senior	r, specify Elderly or HFOP)	Elderly			If Other, specify:			
						If combining Other with Family or Sr, show # Units:	Family HFOP	Elderly Other	
	B. Mobility Impaired Roll-In Show	Nbr of Units Equipped: Nbr of Units Equipped:	3 2]		% of Total Units % of Units for the Mobility	5.5% <i>y</i> -Impaired 66.7%	Required: Required:	
	C. Sight / Hearing Impaired	Nbr of Units Equipped:	2]		% of Total Units	3.6%	Required:	2%
VII.	RENT AND INCOME ELECT	TIONS							
	A. Tax Credit Election		40% of Unit	s at 60% of A	MI				
	B. DCA HOME Projects Min	nimum Set-Aside Requirement (Ren	t & Income)			20% of HOME-Assisted	Units at 50% of AMI		No
VIII.	SET ASIDES			_					
	A. LIHTC:	Nonprofit	No						
	B. HOME:	CHDO	No		_	(must be pre-qualified by DCA a	as CHDO)		
IX.	COMPETITIVE POOL		N/A - 4% B	ond					
X.	TAX EXEMPT BOND FINAN						_		
		Housing Authority of the City of Maco	n, Georgia			_	Inducement Date:	March 9, 20	17
	Office Street Address	2015 Felton Avenue	Ctoto	CA	7:n . 1	31201-2404	Applicable QAP:	2017	
	City Contact Name	Macon Quanita Rhodes	State Title	GA Finance Dir	Zip+4 ector	31201-2404 E-mail	T-E Bond \$ Allocated:	65,000,000	
	Johnson Harrie		11110	I		L mail			

	PART	ONE - PROJECT INFORMATION - 20	17-0 Quail H	ollow I Apartme	ents, Homerville, Clind	ch County		
	10-Digit Office Phone (478) 752-50	096 Direct line	(478) 7	52-5096 V	Website			
XI.	AWARD LIMITATIONS FOR CURRENT D	DCA COMPETITIVE ROUND						
	The following sections apply to all direct ar	nd indirect Owners, Developers and Co	nsultants (En	tity and Principal	l) :			
	A. Number of Applications Submitted:		1					
	B. Amount of Federal Tax Credits in Al	Il Applications:	Ī					
	C. Names of Projects in which an Own	er, Developer and Consultant(s) and	each of its p	orincipals has a	direct or indirect Owr	nership interest:		
	Project Participant	Name of Project	Interest	Project Participa	ant	Name of Project		Interest
	1			7				
	3			9				
	4			10				
	5			11				
	6			12				
	D. Names of Projects in which the Owr meeting DCA Experience Requirement Project Participant 1 2 3 4 5		d each of its	Project Participa 7 8 9 10 11		Name of Project	tity for purpos	es of
				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 C B. Expiring Section 8 C. Expiring HUD	Yes Yes 1989 GA-89-073 1990 Yes Compliance pd No	1, 2005		est Building ID Nbr in Pro st Building ID Nbr in Pro	-	GA-89-0730 GA-89-0730	
	HUD funded affordable <u>non</u> public hou	sing project No]	HU	JD funded affordable pu	ublic housing project	No	

XIII. ADDITIONAL PROJECT INFORMATION

		PART ONE - PROJECT INFOR	MATION - 20	717-0 Quali H	ollow i Apar	tments, Hor	nerville, Clin	ch County		
A.	Number of Public Housing Nbr of Units Reserved and Local PHA Street Address City	of a local public housing replacement programmer of the grants of the gr	-	Households Zip+4	on Waiting List:	No		esidential Units esidential Units	0%	0% 0%
R	Area Code / Phone Existing properties: curr	Lrently an Extension of Cancellation] Ontion?	Email No	If ves exn	ration year:		Nbr yrs to forgo cancel	lation ontion:	
В.		cise an Extension of Cancellation O	•	No	,	ration year:		Nbr yrs to forgo cancel		
C	Is there a Tenant Owner	•	otion:	No	ii yes, expi	ration year.		This yes to longo cancer	ation option.	
	Is the Project Currently	•		Yes	If Yes	>:	Total Existing Number Occ % Existing C	upied		55 51 92.73%
	Amenities? Architectural Standards? Sustainable Communities HOME Consent? Operating Expense? Credit Award Limitation (e Projected Place-In-Servi	rovals - have the following waivers as Site Analysis Packet or Feasibility studextraordinary circumstances)?		Yes	If Yes, nev	v Limit is	Qualification Payment and Other (speci	Determination? d Performance Bond (HC	•	Yes
V.	Acquisition Rehab New Construction APPLICANT COMMENTS	S AND CLARIFICATIONS	December 3			XV.	DCA COMM	ENTS - DCA USE ONLY	<i>'</i>	
ection X ebsite: t be en 5,000,0 o week	(Tax Exempt Bond Financed http://www.maconhousing.coitered in the field above becau 000 for the portfolio. Final bons of closing.	d Project) - Official name of issuer: The Houm. This listing was not available in the dropuse it is pre-set for a telephone number. To ad amounts will be determined in conjunctionation) - Additional financial waivers were reconstruction.	down above fo tal issuance is n with the issu	or issuers. The a not to exceed er and bond cou	website could number of					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

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Ι.	OVVI	NEKOI	TIP.	IIVE C	JKIVI	AIK	JIV

A OWNERSHIP ENTITY	Hallmark Quail						Name of Principal	Martin H. Petersen
Office Street Address		ll Road, STE A-250					Title of Principal	Manager
City	Atlanta		Fed Tax ID:	82-13922504			Direct line	(770) 984-2100
State		ip+4 30339-	-5704	Org Type:		or Profit	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100		E-mail	ppetersen@	hallmarkco.			
(Enter phone nbrs w/out using hyphens	s, parentheses, etc	c - ex: 1234567890)				* Must be ve	erified by applicant usin	g following website:
B PROPOSED PARTNERSHIP INFORMA 1. GENERAL PARTNER(S)	ATION					http://zip4.usp	s.com/zip4/welcome.jsp	
a. Managing Gen'l Partner	Hallmark-Georg						Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mil	ll Road, STE A-250					Title of Principal	Manager
City	Atlanta		Website	www.hallmar			Direct line	(770) 984-2100
State	GA		Zip+4	30339	-5704		Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100) 107	E-mail	ppetersen@	hallmarkco.	com		
b. Other General Partner							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
10-Digit Office Phone / Ext.			E-mail				Oonuna	
<u>u</u>							Managa of Dringing	
c. Other General Partner							Name of Principal	
Office Street Address			\				Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
10-Digit Office Phone / Ext.			E-mail					
2. LIMITED PARTNERS (PROPOSED (_	
 a. Federal Limited Partner 		al Investment Manag	ement, LP				Name of Principal	Thomas G. Paramore, Jr.
Office Street Address		rth Street, Suite 700					Title of Principal	Senior Vice President
City	Louisville		Website	www.bfim.co			Direct line	(502) 403-7171
State	KY		Zip+4	40202			Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822)	E-mail	thomas.para	more@bfim	n.com		
b. State Limited Partner	Boston Financia	al Investment Manag	ement, LP				Name of Principal	Thomas G. Paramore, Jr.
Office Street Address		rth Street, Suite 700					Title of Principal	Senior Vice President
City	Louisville	·	Website	www.bfim.co	m		Direct line	(502) 403-7171
State	KY		Zip+4	40202			Cellular	\
10-Digit Office Phone / Ext.	(502) 212-3822		E-mail	thomas.para	more@bfim	n.com		
3. NONPROFIT SPONSOR	<u>., , , , , , , , , , , , , , , , , , , </u>							
Nonprofit Sponsor							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
Jiaic			∠ıp⊤ 4				Collulai	

				7-0 Quail Hollow I Apartments, Home		
		workbook. Do NOT Copy from an		ook to "Paste" here . Use "Paste Sp	ecial" and select "Value	es" instead.
	10-Digit Office Phone / Ext.		E-mail			
II.	DEVELOPER(S)					
	A DEVELOPER	Hallmark Development Services, LL	.C		Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City	Atlanta	Website	www.hallmarkco.com	Direct line	(770) 984-2100
	State 10-Digit Office Phone / Ext.	GA (770) 984-2100 107	Zip+4 E-mail	30339-5704 ppetersen@hallmarkco.com	Cellular	
	.,	(770) 764-2100	L-IIIaII	ppeterseri@naiimarkco.com	_	
	B CO-DEVELOPER 1				Name of Principal	
	Office Street Address	T	\//- :4 -		Title of Principal	
	City State		Website Zip+4		Direct line Cellular	
	10-Digit Office Phone / Ext.		E-mail		Celiulai	
	3		E man		Name of Debuglant	
	C CO-DEVELOPER 2 Office Street Address				Name of Principal Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			•
	D DEVELOPMENT CONSULTANT	Greystone Affordable Development			Name of Principal	Tanya Eastwood
	Office Street Address	4025 Lake Boone Trail, Suite 209			Title of Principal	President
	City	Raleigh	Website	www.greyco.com	Direct line	(919) 573-7515
	State	NC	Zip+4	27607-3080	Cellular	(919) 357-5576
	10-Digit Office Phone / Ext.	(919) 573-7502 7515	E-mail	tanya.eastwood@greyco.com		
III.	OTHER PROJECT TEAM MEMBERS					
	A OWNERSHIP CONSULTANT				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website	_	Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			
	B GENERAL CONTRACTOR	Great Southern, LLC			Name of Principal	Mike McGlamry
	Office Street Address	2009 Springhill Drive			Title of Principal	Manager
	City	Valdosta	Website	www.greatsouthernllc.com	Direct line	(000) 5 (4, 0007
	State	GA (229) 506-6876	Zip+4	31602-2135 mike@greatsouthernllc.com	Cellular	(229) 561-9997
	10-Digit Office Phone / Ext.	· · · · · · · · · · · · · · · · · · ·	E-mail	mike@greatsoutherniic.com	_	
	C MANAGEMENT COMPANY	Hallmark Management, Inc.			Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250	\A/-1. '!	I	Title of Principal	Manager (770) 004 3100
	City	Atlanta	Website	www.hallmarkco.com 30339-5704	Direct line	(770) 984-2100
	State 10-Digit Office Phone / Ext.	GA (770) 984-2100 107	Zip+4 E-mail	ppetersen@hallmarkco.com	Cellular	

		NO - DEVELOPMENT TEAM INFORM				
Do NOT delete this to D ATTORNEY Office Street Address City State 10-Digit Office Phone	i	his workbook. Do NOT Copy from a Coleman Talley, LLP 3475 Lenox Road N.E., STE 400 Atlanta GA (229) 242-7562	nother workl Website Zip+4 E-mail	www.colemantalley.com 30326-3229 greg.clark@colemantalley.com	Name of Principal Title of Principal Direct line Cellular	S" instead. Gregory Q. Clark Partner (229) 671-8260 (229) 834-9704
E. ACCOUNTANT Office Street Address City State 10-Digit Office Phone		Tidwell Group 5901 Peachtree Dunwoody Road Atlanta GA (470) 273-6640	Website Zip+4 E-mail	www.tidwellgroup.com 30328-5548 ed.wetherington@tidwellgroup	Name of Principal Title of Principal Direct line Cellular	Ed Wetherington, Jr. Partner (770) 380-2289
F. ARCHITECT Office Street Address City State 10-Digit Office Phone		Wallace Architects, LLC 302 Campusview Drive, Suite 208 Columbia MO (573) 256-7200	Website Zip+4 E-mail	www.wallacearchitects.com 65201-7506 zacw@wallacearchitects.com	Name of Principal Title of Principal Direct line Cellular	Zac Wallace Project Coordinator (660) 826-7000 (314) 435-2497
A LAND SELLER (If applica Office Street Address State B IDENTITY OF INTEREST	ble)	<u> </u>	Principal 9-5704	Martin H. Petersen E-mail ppetersen@hallm		7709842100/107 Atlanta
Is there an ID of interest 1. Developer and Contractor?	Yes/No No	If Yes, explain relationship in boxes pro	ovided below,	, and use Comment box at botton	m of this tab or attach additional	pages as needed:
2. Buyer and Seller of Land/Property?	. 00	An Identity of Interest will exist between the prop The General Partner of Quail Hollow RRH, L.P. Martin H. Petersen is the Manager of Hallmark ((seller) is Hallma	ark Group Services of Georgia, LLC, of v	vhich Martin H. Petersen is the Manager.	
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 Quail Hollow I Apartments, Homerville, Clinch County											
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7. Developer and Consultant?	No										
8. Other		Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information									

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

C ADDITIONAL INFORMATION

Participan	1. Has any person, principal, or agent for this e	ntity ever	2. Is entity	3. Org Type	4. Project	5. Does thi	s entity or a member of this entity have a conflict of interest with any
t	been convicted of a felony (Yes or No)	?	a MBE/	(FP,NP,	Ownership	member,	officer, or employee of an entity that partners or contracts with the
			WBE?	CHDO)	Percentage	Applicant?	If yes, explain briefly in boxes below and use Comment box at
					Ů		the bottom of this tab or attach explanation.
	If yes, explain briefly in boxes below and either use						·
	Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing	-	No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner,
Genrl Prtnr							Developer, and Management Agent. Please refer to the comment box for further
							explanation.
Other							
Genrl Prtnr							
Other							
Genrl Prtnr							
Federal		No	No	For Profit	99.9900%	No	
Ltd Partner					771770070		
State Ltd		No	No	For Profit	0.0000%	No	
Partner							
NonProfit							
Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner,
							Developer, and Management Agent. Please refer to the comment box for further explanation.
							explanation.
Co-							
Developer							
Co-							
Developer							
Owner							
Consultant							
Developer		No	No	For Profit	0.0000%	No	
Consultant							

PART TWO - DEVELOPMENT T	low I Apartr	ments, Homerville, Clinch County									
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Contractor	No	For Profit	0.0000%	No							
Manageme No nt Company	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.						
Total 100.0000%											
VI. APPLICANT COMMENTS AND CLARIFICATIONS		VI. DCA COMMENTS - DCA USE ONLY									
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 Quail Hollow I, LLC (the Transferee).											
Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Managetersen is the President.	gement, Inc. (the	e Management A	gent), of which	Martin H.							
Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Mer Quail Hollow I, LLC (the Transferee).	er of Hallmark										
Developer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management Services, LLC (the Developer).	The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of										
See Tab 19 Qualification for the Organizational Chart.											

PART THREE - SOURCES OF FUNDS - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		FHA Risk Share		Georgia TCAP *		
	Historic Rehab Credits		FHA Insured Mortgage	Yes	USDA 515		
Yes	Tax Exempt Bonds: \$ 2,213,000		Replacement Housing Funds	Yes	JSDA 538		
	Taxable Bonds		McKinney-Vento Homeless	Yes	USDA PBRA		
	CDBG		FHLB / AHP *		Section 8 PBRA		
	HUD 811 Rental Assistance Demonstration (RAD)		NAHASDA		Other PBRA - Source:	Specify Other PBRA Source here	
	DCA HOME * Amt \$		Neigborhood Stabilization Program *		National Housing Trust Fund		
	Other HOME * Amt \$		HUD CHOICE Neighborhoods	CHOICE Neighborhoods Other Type of Funding - describe ty		scribe type/program here	
	Other HOME - Source Specify Other HOME Source here		-		Specify Administrator of Other Funding Type here		

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

II. CONSTRUCTION FINANCING

Financing Type		Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A		Greystone Servicing Corporation, Inc. (RD 538)	865,000	4.500%	480
Mortgage B		USDA, Rural Housing Service (Assumed RD 515)	1,291,725	1.000%	600
Mortgage C					
Federal Grant					
State, Local, or Private	Grant				
Deferred Developer Fee	es	Hallmark Development Services, LLC	74,009		
Federal Housing Credit	Equity	Boston Financial Investment Management, LP	232,371		
State Housing Credit Eq	quity	Boston Financial Investment Management, LP	168,269		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	1,348,000		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Quail Hollow I, LLC	170,000		
Other Type (specify)					
Total Construction Fin	nancing:		4,149,375		
Total Construction Perio	od Costs from Development Budget:		4,149,375		
Surplus / (Shortage) of (Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

			Effective	Term	Amort.	Annual Debt Service in	
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	865,000	4.500%	40	40	46,665	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

_										
Mortgage B	(Lien Position 2	2)	USDA, Rural Housing Serv	vice (Assumed RD 515)	1,291,725	1.000%	30	50	0	Adjusted Interest
Mortgage C	(Lien Position 3	3)								
Other:										
Foundation	or charity funding	ng*								
Deferred De	evlpr Fee	13.16%	Hallmark Development Se	vices, LLC	74,009	2.500%	12	12	12,407	Cash Flow
Total Cash F	low for Years 1 - 1	15:	180,456							
DDF Percent	t of Cash Flow (Yr	s 1-15)	55.344%	55.344%						
Cash flow co	vers DDF P&I?		Yes							
Federal Gra	ant									
State, Local	l, or Private Grai	nt					<u>Equity</u>	Check	<u>+ / -</u>	TC Equity
Federal Hou	using Credit Equ	iity	Boston Financial Investme	nt Management, LP	1,287,541		1,28	7,668	-127.39	% of TDC
State Housi	ng Credit Equity	,	Boston Financial Investme	nt Management, LP	915,240		915	,331	-90.58	28%
Historic Cre	edit Equity			-						20%
Invstmt Ear	nings: T-E Bond	S	U.S. Bank		11,065					48%
Invstmt Ear	nings: Taxable E	3onds								
Income fron	n Operations									
Other:	Surplus Replac	cement	Hallmark Quail Hollow I, LI	_C	170,000					
Other:										
Other:										
Total Perma	anent Financing:				4,614,580					
Total Devel	opment Costs fro	om Develo	pment Budget:		4,614,580					
	•		ls to development costs:		0					
	0 ,		exceeding DCA cost limit (see Appendix I. Section I	1).					

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

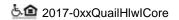
IV. DCA COMMENTS - DCA USE ONLY Section I USDA PBRA: The project has 49 units of USDA Section 521 Rental Assistance. Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program. Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

PART FOUR - USES OF FUNDS - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

DEVELOPMENT BUDGET				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					Dasis	PRF-DEVELO	PMENT COSTS	Dasis
Property Appraisal				5,490		THE BEVELOR	5,267	
Market Study				3,700			3,700	
Environmental Report(s)				8,267			8,267	
Soil Borings				5/221			5/20	
Boundary and Topographical Surve	÷Λ							
Zoning/Site Plan Fees	-)							
Other: Capital Needs Assessment				4,800			4,800	
Other: << Enter description here; pro	vide detail &	justification in tab Part	IV-b >>	.,			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Other: << Enter description here; pro		<i>,</i>						
		,	Subtotal	22,257	-	-	22,034	-
ACQUISITION				<u> </u>		ACQUI	ISITION	
Land				55,000				
Site Demolition								
Acquisition Legal Fees (if existing s	structures)			20,034		18,403		
Existing Structures				1,541,315		1,294,831		
			Subtotal	1,616,349		1,313,234		-
LAND IMPROVEMENTS						LAND IMPR	OVEMENTS	
Site Construction (On-site)		Per acre:	33,701	233,210			233,210	
Site Construction (Off-site)								
			Subtotal	233,210	-	-	233,210	-
STRUCTURES						STRUC	TURES	
Residential Structures - New Const	truction							
Residential Structures - Rehab				1,388,439			1,388,439	
Accessory Structures (ie. communi								
Accessory Structures (ie. communi	ty bldg, mai	ntenance bldg, etc.)		19,031			19,031	
			Subtotal	1,407,469	-	-	1,407,469	-
CONTRACTOR SERVICES		OCA Limit	14.000%			CONTRACTO	OR SERVICES	
Builder Profit:	6.000%	98,441	6.000%	98,440			98,440	
Builder Overhead	2.000%	32,814	2.000%	32,813			32,813	
General Requirements*	6.000%	98,441	6.000%	98,440			98,440	
*See QAP: General Requirements policy	14.000%	229,695	Subtotal		-	-	229,693	-
OTHER CONSTRUCTION HARD (0	THER CONSTRUCT	TON HARD COSTS (N	Non-GC work scope i	tems done by Owner)
Other: << Enter description here; pro	vide detail &	justification in tab Part	IV-b >>	-			-	
\underline{T} otal \underline{C} onstruction \underline{H} ard \underline{C} osts	1		34.636.52	per <u>Res'l</u> unit	34,006.77	per unit	49.04	per total sq ft
1,870,372.25		Average TCHC:		per <u>Res'l</u> unit SF	50.81	per unit sq ft		1
,,	1	l	01.77	,				

CONSTRUCTION CONTINGENCY

CONSTRUCTION CONTINGENCY



PART FOUR - USES OF	FUNDS - 2	017-0 Quail Hollow I	Apartments, Homer	ville, Clinc	ch County			
Construction Contingency	7.00%	130,926					130,926	
I. DEVELOPMENT BUDGET (cont'd)		TOTAL COST	New Construction Basis		uisition asis		abilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING			240.0	CONSTI	RUCTION F	PERIODI	FINANCING	240.0
Bridge Loan Fee								
Bridge Loan Interest								
Construction Loan Fee		F2 017					25.07.2	
Construction Loan Interest Construction Legal Fees		53,817					25,963	
Construction Period Inspection Fees		1,400					1,400	
Construction Period Real Estate Tax		,					•	
Construction Insurance								
Title and Recording Fees		25.145					25.145	
Payment and Performance bonds Other:		25,145					25,145	
Other:								
	Subtotal	80,362	-		-		52,508	-
PROFESSIONAL SERVICES				PR	OFESSION	IAL SER		
Architectural Fee - Design		35,750					35,750	
Architectural Fee - Supervision Green Building Consultant Fee Max: 20,000		19,250					19,250	
Green Building Program Certification Fee (LEED or Earthcraft)								
Accessibility Inspections and Plan Review		1,375					1,375	
Construction Materials Testing								
Engineering								
Real Estate Attorney Accounting		10,000					10,000	
Accounting As-Built Survey		8,260					7,924	
Other: Energy Audit Testing		4,425					4,425	
	Subtotal	79,060	-		-		78,724	-
LOCAL GOVERNMENT FEES Avg per unit: 0				LO	CAL GOVE	RMEN	T FEES	
Building Permits Impact Fees								
Water Tap Fees waived?								
Sewer Tap Fees waived?								
	Subtotal	-	-		-		-	-
PERMANENT FINANCING FEES		22 505		PERI	MANENT F	INANCIN	IG FEES	
Permanent Loan Fees Permanent Loan Legal Fees		32,585 6,500						
Title and Recording Fees		2,250						
Bond Issuance Premium		2,200						
Cost of Issuance / Underwriter's Discount		42,015						

PART FOUR - USES OF	FUNDS - 20	017-0 Quail Hollow I	Apartments, Homer	ville, Clinch County		
Other:						
outer.	Subtotal	83,350				-
DEVELOPMENT BURGET	00.010101	30/1000	Now			Amortizable or
. DEVELOPMENT BUDGET (cont'd)			New Construction	Acquisition	Rehabilitation	Amortizable or Non-Depreciable
		TOTAL COST	Basis	Basis	Basis	Basis
DCA-RELATED COSTS			Dasis	DCV-DELV.	TED COSTS	Dasis
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)				DOA-NELA	110 00313	
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	12,411	12,412				
LIHTC Compliance Monitoring Fee	44,000	44,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)	11,000	11/000				
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:		5/555				
Other:						
	Subtotal	74,912				-
EQUITY COSTS				EQUITY	COSTS	
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	Subtotal	16,604				-
DEVELOPER'S FEE				DEVELOF	PER'S FEE	
Developer's Overhead	10.000%	56,258		19,723	36,535	
Consultant's Fee	70.000%	393,805		138,061	255,744	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	112,516		39,446	73,070	
	Subtotal	562,578	-	197,230	365,348	-
START-UP AND RESERVES				START-UP AN	ID RESERVES	
Marketing						
Rent-Up Reserves	37,224					
Operating Deficit Reserve:	97,781	58,300				
Replacement Reserve		-				
Furniture, Fixtures and Equipment Proposed Avg Per Unit:	127	7,000			7,000	
Other: PRA Escrow	Code	6,360			7,000	
OTHER COCTS	Subtotal	71,660	-	- OTUED	7,000	-
OTHER COSTS		Г 000		OTHER		
Relocation Others Project Administration		5,900			5,900	
Other: Project Administration	Subtotal	250			5,900	
	Subtotal	6,150	-	-	5,900	-

	PART FOUR - USES OF FUNDS - 2017-0 Quail H	ollow I A	<mark>partments, Homer</mark>	ville, Clinch County		
	TOTAL <u>D</u> EVELOPMENT <u>C</u> OST (TDC) 4,614	1,580	-	1,510,464	2,532,812	-
	Average TDC Per: Unit: 83,901.46 Square Foot: 1	20.98	_			
II.	TAX CREDIT CALCULATION - BASIS METHOD		New Construction	4% Acquisition Basis	Rehabilitation Basis	
	Subtractions From Eligible Basis		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 < Enter detailed description here; use Comments section if needed>					
	Total Subtractions From Basis:		0		0	
	Eligible Basis Calculation					
	Total Basis		0	1,510,464	2,532,812	
	Less Total Subtractions From Basis (see above)		0		0	
	Total Eligible Basis		0	1,510,464	2,532,812	
	3 , (DA/QCT			130.00%	
	Adjusted Eligible Basis		0	1,510,464	3,292,656	
	Multiply Adjusted Eligible Basis by Applicable Fraction Qualified Basis		100.00% 0	100.00% 1,510,464	100.00% 3,292,656	
	Multiply Qualified Basis by Applicable Credit Percentage		0	3.23%	3.23%	
	Maximum Tax Credit Amount		0	48,788	106,353	
	Total Basis Method Tax Credit Calculation		-	155,141		
Ш	. TAX CREDIT CALCULATION - GAP METHOD Equity Gap Calculation					
	<u>Project Cost Limit (PCL)</u> - <u>Explain in Comments if Applicant's PCL calculation</u> > <u>QAP PCL</u> .		8,191,174		, provide amount of funding	If proposed project has
	$\underline{\underline{T}}$ otal $\underline{\underline{D}}$ evelopment $\underline{\underline{C}}$ ost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)		4,614,580		table organization to cover eeding the PCL:	Historic Designation, indicate below (Y/N):
	Subtract Non-LIHTC (excluding deferred fee) Source of Funds		2,337,790			
	Equity Gap		2,276,790 / 10	Funding Amount	0	Hist Desig
	Divide Equity Gap by 10 Annual Equity Required		227,679	Federal	State	
	Enter Final Federal and State Equity Factors (not including GP contribution)		1.4200	= 0.8300	+ 0.5900	1
	Total Gap Method Tax Credit Calculation		160,337	3.3300	0.0700	1
	TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:		155,141	<u></u>		

PART FOUR - USES OF FUNDS - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

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

155,141 155,141

VI.

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

V. APPLICANT COMMENTS AND CLARIFICATIONS

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

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

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

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

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

RESERVES:

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

OPERATING DEFICIT RESERVE – A waiver has been 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 \$6,360 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

DCA COMMENTS - DCA USE ONLY

PART FOUR (b) - OTHER COSTS - 2017-0 - Quail Hollow I Apartments - Homerville - Clinch, 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.

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost - Total Basis -		
CONSTRUCTION PERIOD FINANCING		
0		
Total Cost - Total Basis -		
0		
Total Cost - Total Basis -		
PROFESSIONAL SERVICES		
Energy Audit Testing	Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.	The energy audits are depreciable soft costs included in the calculation of eligible basis.
Total Cost 4,425 Total Basis 4,425		
PERMANENT FINANCING FEES		
0		

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost -		
DCA-RELATED COSTS		
0		
Total Cost -		
Total Cost -		
EQUITY COSTS		
0		
Total Cost		
START-UP AND RESERVES		
PRA Escrow		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 6,360 Total Basis - OTHER COSTS		
Project Administration Total Cost 250 Total Basis -	\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

PART FIVE - UTILITY ALLOWANCES - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

DCA Utility Region for project: South

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

UTILITY ALLOWAR	NCE SCHEDULE #	#1	Source of L	Itility Allowances	USDA approve	ed budget f	for 2017		
			Date of Utili	ity Allowances	January 1, 20	17	Structure I	MF	
			Paid By (c	check one)	Tenant-Pa	aid Utility	– Allowances by	Unit Size (# Bdrms)
Utility	Fuel		Tenant	Owner	Efficiency	1	2	3 `	4
Heat	Electric		Х			27	45		
Cooking	Electric		Х			9	16		
Hot Water	Electric		Х			17	28		
Air Conditioning	Electric		Х			12	20		
Range/Microwave	Electric		Х			9	15		
Refrigerator	Electric		Х			9	16		
Other Electric	Electric		Х			9	16		
Water & Sewer	Submetered*?	Yes	Х			25	35		
Refuse Collection				Х					
Total Utility Allowa	nce by Unit Size		•		0	117	191	0	0
				ity Allowances			Structure		
				ity Allowances check one)	Tenant-Pa	aid Utility A	Structure L	Unit Size (# Bdrms)
	Fuel			•	Tenant-Pa Efficiency	aid Utility <i>i</i>		Unit Size (# Bdrms) 4
Utility Heat	< <select fuel="">></select>		Paid By (c	check one)		-	⊐ Allowances by	•	
Heat Cooking	< <select fuel="">></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	
Heat Cooking Hot Water	< <select fuel="">> <<select fuel="">> <<select fuel="">></select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning	< <select fuel="">> <<select fuel="">> <<select fuel="">> Electric</select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	
Heat Cooking Hot Water Air Conditioning Range/Microwave	< <select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric</select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	< <select fuel="">> <<select fuel="">> <<select fuel="">> <electric electric="" electric<="" td=""><td>></td><td>Paid By (c</td><td>check one)</td><td></td><td>-</td><td>⊐ Allowances by</td><td>•</td><td>•</td></electric></select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric	< <select fuel="">> <<select fuel="">> <<select fuel="">> <<selectric electric="" electric<="" td=""><td>></td><td>Paid By (c</td><td>check one)</td><td></td><td>-</td><td>⊐ Allowances by</td><td>•</td><td>•</td></selectric></select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	< <select fuel="">> <<select fuel="">> <<select fuel="">> <<selectric electric="" electric<="" td=""><td>></td><td>Paid By (c</td><td>check one)</td><td></td><td>-</td><td>⊐ Allowances by</td><td>•</td><td>•</td></selectric></select></select></select>	>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	< <select fuel="">> <<select fuel="">> <<select fuel="">> <<selectric electric="" submetered*?<="" td=""><td>Select></td><td>Paid By (c</td><td>check one)</td><td>Efficiency</td><td>1</td><td>Allowances by 2</td><td>3</td><td>4</td></selectric></select></select></select>	Select>	Paid By (c	check one)	Efficiency	1	Allowances by 2	3	4
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	< <select fuel="">> <<select fuel="">> <<select fuel="">> <<selectric electric="" submetered*?<="" td=""><td>Select></td><td>Paid By (c</td><td>check one)</td><td></td><td>-</td><td>⊐ Allowances by</td><td>•</td><td>•</td></selectric></select></select></select>	Select>	Paid By (c	check one)		-	⊐ Allowances by	•	•
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	<select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Electric Submetered*?</select></select></select>	<select></select>	Paid By (c	check one)	Efficiency	1	Allowances by 2	3	4
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa	<select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Electric Submetered*? Ince by Unit Size MUST be sub-metered</select></select></select></select>	<select></select>	Paid By (control of the second	check one)	Efficiency	1	Allowances by 2	3	4
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa *New Construction units APPLICANT COMM	<select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Submetered*? Ince by Unit Size MUST be sub-metered MENTS AND CLAF</select></select></select></select>	<select></select>	Paid By (o Tenant	check one) Owner	Efficiency	0	Allowances by 2	3	4
Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa *New Construction units APPLICANT COMM	<select fuel="">> <select fuel="">> <select fuel="">> <select fuel="">> Electric Electric Electric Submetered*? Ince by Unit Size MUST be sub-metered MENTS AND CLAF</select></select></select></select>	<select></select>	Paid By (o Tenant	check one)	Efficiency	0	Allowances by 2	3	4

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

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

HOME proje Are 100% o				units: No	Max Gross	Pro-posed	Utility Allowance (UA Sched 1 UA, so	PBRA Provider or			MSA/NonMS Clinch Co.	A :	AMI 43,900	Certified Historic Deemed
Rent	Nbr of	No. of	Unit	Unit	Rent	Gross	over-write if UA	Operating Subsidy ***		Net Rent	Employee	Building	Type of	Historic
Туре	Bdrms	Baths	Count	Area	Limit	Rent	Sched 2 used)	(See note below)	Per Unit	Total	Unit	Design Type	Activity	(See QAF
60% AMI	1	1.0	43	648	525	494	117	USDA	377	16,211	No	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	3	648	525	494	117		377	1,131	No	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	2	732	525	494	117		377	754	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	6	784	628	587	191	USDA	396	2,376	No	1-Story	Acquisition/Rehab	No
N/A-CS	2	1.0	1	834	628	0	191		0	0	Common Space	1-Story	Acquisition/Rehab	No
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~~3616C(>>		TOTAL	E.C.	20.040			U	MONIT	HLY TOTAL					
		TOTAL	55	36,810	J				UAL TOTAL	20,472 245,664	j			

*** 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 "Ill. Ancillary and Other Income" section below. Also refer to the Application Instructions provided separately.

II. UNIT SUMMARY

	n	iŧ	•	•
v		ı		

Units:					
	Low-Income		60% AMI		
NOTE TO			50% AMI		
NOTE TO			Total		
APPLICANTS			Total		
: If the	Unrestricted				
	Total Residentia				
numbers	Common Space				
compiled in	Total				
this	Total				
Summary do	PBRA-Assisted		60% AMI		
			50% AMI		
	(included in LI above))			
match what			Total		
was entered	DIIA On a matin m	Deale actual co			
in the Rent	PHA Operating S	Subsidy-	60% AMI		
	Assisted		50% AMI		
Chart above,	(included in LI above))	Total		
please verify					
that all	Type of	New Construction	Low Inc		
applicable	Construction		Unrestricted		
	Activity		Total + CS		
columns	Activity	Acq/Rehab	Low Inc		
were		Acq/iteriab	Unrestricted		
completed in					
the rows			Total + CS		
used in the		Substantial Rehab	Low Inc		
		Only	Unrestricted		
Rent Chart			Total + CS		
above.		Adaptive Reuse			
		Historic Adaptive Reuse			
		Tilstone Adaptive Nedse			
		Historic			
	Building Type:	Multifamily			
	(for <i>Utility</i>		1-Story		
	Allowance and		Historic		
			2-Story		
	other purposes)		•		
			Historic		
			2-Story Wlkp		
			Historic		
			3+-Story		
			Historic		
		SF Detached			
			Historic		
		Townhome			
		Townhome	Lliatoria		
		Duralass	Historic		
		Duplex			
			Historic		
		Manufactured home			
			Historic		
	Duilding Trees	Datashad / ComiDatashad			
	Building Type:	Detached / SemiDetached	11		
	(for Cost Limit		Historic		
	purposes)	Row House			
			Historic		

Efficiency	1BR	2BR	3BR	4BR	Total	-
0	48	6	0	0	54	(Includes inc-restr mgr
0	0	0	0	0	0	units)
0	48	6	0	0	54	,
0	0	0	0	0	0	
0	48	6	0	0	54	
0	0	1	0	0	1	(no rent charged)
0	48	7	0	0	55	
0	43	6	0	0	49	
0	0	0	0	0	0	
0	43	6	0	0	49	
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0	48	6	0	0	54	
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0	48	7	0	0	55	
0	0	0	0	0	0	

Georgia	a Department of Communi	ity Affairs		2017 F	unding App	lication		Н	ousing Finance	and Development	Division
	Walkup				0	0	0	0	0	0	
			Historic		0	0	0	0	0	0	
	Elevator				0	0	0	0	0	0	
Hait Carra	- Factors		Historic		0	0	0	0	0	0	
Unit Square			COO/ ANAI	г		24 272	4 70 4	0.1	0.1	25.070	
	Low Income		60% AMI 50% AMI		0	31,272 0	4,704 0	0 0	0	35,976 0	
			Total	F	0	31,272	4,704	0	0	35,976	
	Unrestricted		. 0.0.		0	01,272	0	0	0	0,070	
	Total Residential			Ī	0	31,272	4,704	0	0	35,976	
	Common Space				0	0	834	0	0	834	
	Total				0	31,272	5,538	0	0	36,810	
III. ANCILLAR	Y AND OTHER INCOME	(annual amounts)									
Ancillary Inc				3,025		Laundry, ven	ding, app fees,	etc. Actual pc	of PGI:	1.23%	
	e (OI) by Year:										
Included in I		1	2	3	4	5	6	7	8	9	10
Operating Su Other:	bsidy										
	Total OI in Mgt Fee	_	_	_	_	_	_	_	_	_	_
NOT Include	d in Mgt Fee:			1			ı	ı	l		
Property Tax	Abatement										
Other:											
	Total OI NOT in Mgt Fee			- 1			- 1		-	-	-
Included in I		11	12	13	14	15	16	17	18	19	20
Operating Su Other:	bsidy										
	Total OI in Mgt Fee	-		-	_	_	_	-	-		-
NOT Include	d in Mgt Fee:	<u> </u>									
Property Tax	Abatement										
Other:	Tatal Ol NOT in Mat Fac										
	Total OI NOT in Mgt Fee		22	23	24	25	- 26	- 27	- 28	29	30
Included in I Operating Su		21	22		24	25	20	21	20	29	30
Other:	bsidy										
	Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
NOT Include	d in Mgt Fee:										
Property Tax	Abatement										
Other:	Total OI NOT in Mgt Fee	_		_			_	_	_	_	
Included in l		31	32	33	34	35		- 1	-		
Operating Su		31	JŁ		34	33					
Other:	boldy										
	Total OI in Mgt Fee	-	-	-	-	-					
NOT Include	•										
Property Tax	Abatement										
Other:	Total OI NOT in Mgt Fee	_		_		_					
IV. ANNUAL O	PERATING EXPENSE BU					_					
On-Site Sta	aff Costs			On-Site Secur	rity				Taxes and Insu	ırance	
Managemer	nt Salaries & Benefits	15,374		Contracted Gu					Real Estate Tax	es (Gross)*	14,048
: · · · · · · · · · · ·										(7)	,

Georgia Department of Community Affa	airs	2017 Funding Application	on	H	lousing Financ	e and Development	Division
Maintenance Salaries & Benefits	19,288	Electronic Alarm System			Insurance**		12,202
Support Services Salaries & Benefits	11,495	Subtotal	0		Other (describe h	ere)	1,189
Other (describe here)				4	Subtota	nl	27,439
Subtotal	46,157						
On-Site Office Costs		Professional Services			Management	Fee:	32,400
Office Supplies & Postage	1,807	Legal	0		633.43	Average per unit per ye	ar
Telephone	1,092	Accounting	6,075	1	52.79	Average per unit per mo	onth
Travel	0	Advertising	800		(Mgt Fee - see Pr	o Forma, Sect 1, Operating	g Assumptions)
Leased Furniture / Equipment	0	Other (describe here)					
Activities Supplies / Overhead Cost	0	Subtotal	6,875		TOTAL OPER	RATING EXPENSES	148,897
Other (describe here)				•	Average per unit	2,707.22	
Subtotal	2,899					Total OE Required	2,707
Maintenance Expenses		Utilities (Avg\$/mth/unit)			Replacemen	Reserve (RR)	16,500
Contracted Repairs	552	Electricity 17	11,040		Proposed average	a RR/unit amount:	300
General Repairs	500	Natural Gas 2	1,020	WARNING!	<u>Minimum F</u>	Replacement Reserve	Calculation
Grounds Maintenance	1,500	Water&Swr 1	724	RR proposed	Unit Type	Units x RR Min	Total by Type
Extermination	6,086	Trash Collection	6,100	is below the	Multifamily		
Maintenance Supplies	4,682	Other (describe here)		DCA required minimum.	Rehab	55 units x \$350 =	19,250
Elevator Maintenance	0	Subtotal	18,884	minimum.	New Constr	0 units x \$250 =	0
Redecorating	923			•	SF or Duplex	0 units x \$420 =	0
Other (describe here)					Historic Rhb	0 units x \$420 =	0
Subtotal	14,243				Tota	ls 55	19,250
APPLICANT COMMENTS AND CLARIFICA	ATIONS	VI.	DCA COMM	ENTS	TOTAL ANNU	JAL EXPENSES	165,397
NTS: Pro forma rents are at or below CRCU (Conventional F							
e project will continue to receive 91% PBRA and has budgete	ed PRA (Private Rental Assis	stance) to mitigate any negative impact to					
sting tenants as a result of the rehab. OPERTY TAX: Pro forma as approved by USDA RD.							
OPERTY INSURANCE: Pro forma as approved by USDA RD.).						
PLACEMENT RESERVES: Annual transfer at \$300 per unit		20 year capital reserve needs (per Post					
nab CNA) and as approved by USDA Rural Development. Ne	w Owner is required to follo	w RD's program requirements regarding					
placement 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.

OI Not Subject to Mgt Fee

	PART SE	/EN - OPERAT	ING PRO FOR	MA - 2017-0	Quail Hollow I	Apartments, I	Homerville, Cli	nch County			
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	our use and contain	references/formulas	that may be overwr	itten if needed.	
Revenue Growth	2.00%		Asset Managei				_	Mgt Fee Perce	=	0.00%	
	3.00%		charged by all lend		(1	g	age o o	0.0070	
Reserves Growth	3.00%		Property Mgt F	ee Growth Rate	e (choose one)	:	Yr 1 Prop Mgt Fee Percentage of EGI:				
Vacancy & Collection Loss	8.00%		Expense Gr	owth Rate (3.0	0%)	Yes	Yes> If Yes, indicate Yr 1 Mgt Fee Amt:				
Ancillary Income Limit	2.00%		Percent of E	Effective Gross	Income			cate actual per		32,400	
II. OPERATING PRO FOR	MA										
Year	1	2	3	4	5	6	7	8	9	10	
Revenues	245,664	250,577	255,589	260,701	265,915	271,233	276,658	282,191	287,835	293,591	
Ancillary Income	3,025	3,086	3,147	3,210	3,274	3,340	3,407	3,475	3,544	3,615	
Vacancy	(19,895)	(20,293)	(20,699)	(21,113)	(21,535)	(21,966)	(22,405)	(22,853)	(23,310)	(23,777)	
Other Income (OI)	-	-	-	-	-	-	-	-	-	-	
Ol Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-	
Expenses less Mgt Fee	(116,497)	(119,992)	(123,592)	(127,299)	(131,118)	(135,052)	(139,104)	(143,277)	(147,575)	(152,002)	
Property Mgmt	(32,400)	(33,372)	(34,373)	(35,404)	(36,466)	(37,560)	(38,687)	(39,848)	(41,043)	(42,275)	
Reserves	(16,500)	(16,995)	(17,505)	(18,030)	(18,571)	(19,128)	(19,702)	(20,293)	(20,902)	(21,529)	
NOI	63,397	63,011	62,568	62,064	61,499	60,867	60,167	59,395	58,549	57,624	
Mortgage A	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	
Mortgage B	-	-	-	-	-	-	-	-	-	-	
Mortgage C	-	-	-	-	-	-	-	-	-	-	
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-	
DCA HOME Cash Resrv.											
Asset Mgmt	-	-	-	-	-	-	-	-	-	-	
Cash Flow	16,732	16,346	15,903	15,400	14,834	14,202	13,502	12,730	11,884	10,959	
DCR Mortgage A	1.36	1.35	1.34	1.33	1.32	1.30	1.29	1.27	1.25	1.23	
DCR Mortgage B											
DCR Mortgage C											
DCR Other Source											
Total DCR	1.36	1.35	1.34	1.33	1.32	1.30	1.29	1.27	1.25	1.23	
Oper Exp Coverage Ratio	1.38	1.37	1.36	1.34	1.33	1.32	1.30	1.29	1.28	1.27	
Mortgage A Balance	857,099	848,834	840,191	831,150	821,693	811,802	801,457	790,637	779,319	767,482	
Mortgage B Balance	1,304,702	1,317,809	1,331,047	1,344,419	1,357,925	1,371,567	1,385,345	1,399,262	1,413,319	1,427,517	
Mortgage C Balance											
Other Source Balance											
Year	11	12	13	14	15	16	17	18	19	20	
Revenues	299,463	305,452	311,561	317,793	324,148	330,631	337,244	343,989	350,869	357,886	
Ancillary Income	3,687	3,761	3,836	3,913	3,991	4,071	4,153	4,236	4,320	4,407	
Vacancy	(24,252)	(24,737)	(25,232)	(25,736)	(26,251)	(26,776)	(27,312)	(27,858)	(28,415)	(28,983)	
Other Income (OI)	-	-	-	-	-	-	-	-	-	-	

	PART SEV	'EN - OPERATI	NG PRO FORI	MA - 2017-0 C	Quail Hollow I	Apartments, F	lomerville, Clir	nch County		
I. OPERATING ASSUMPT	IONS	ı	Please Note:		Green-shaded cells a	are unlocked for you	ur use and contain r	eferences/formulas t	that may be overwri	tten if needed.
Revenue Growth Expense Growth	2.00% 3.00%		Asset Managen charged by all lende		nt (include total		Yr 1 Asset I	Mgt Fee Percen	ntage of EGI:	0.00%
Reserves Growth	3.00%	ı	Property Mgt Fe	ee Growth Rate	(choose one):		Yr 1 Prop M	lgt Fee Percent	age of EGI:	14.16%
Vacancy & Collection Loss	8.00%			owth Rate (3.00		Yes> If Yes, indicate Yr 1 Mgt Fee Amt:				32,400
Ancillary Income Limit	2.00%		Percent of E	ffective Gross	Income	> If Yes, indicate actual percentage:				
II. OPERATING PRO FOR	MA									
Expenses less Mgt Fee	(156,562)	(161,259)	(166,097)	(171,080)	(176,212)	(181,499)	(186,943)	(192,552)	(198,328)	(204,278)
Property Mgmt	(43,543)	(44,849)	(46,195)	(47,580)	(49,008)	(50,478)	(51,992)	(53,552)	(55,159)	(56,814)
Reserves	(22,175)	(22,840)	(23,525)	(24,231)	(24,958)	(25,706)	(26,478)	(27,272)	(28,090)	(28,933)
NOI	56,619	55,528	54,349	53,079	51,711	50,243	48,672	46,991	45,197	43,284
Mortgage A	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	9,954	8,864	7,684	6,414	5,046	3,579	2,007	326	(1,468)	(3,380)
DCR Mortgage A	1.21	1.19	1.16	1.14	1.11	1.08	1.04	1.01	0.97	0.93
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.21	1.19	1.16	1.14	1.11	1.08	1.04	1.01	0.97	0.93
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.22	1.21	1.19	1.18	1.17	1.16	1.15
Mortgage A Balance	755,101	742,151	728,606	714,439	699,621	684,122	667,911	650,956	633,221	614,672
Mortgage B Balance	1,441,858	1,456,343	1,470,973	1,485,751	1,500,677	1,515,752	1,530,980	1,546,360	1,561,894	1,577,585
Mortgage C Balance										
Other Source Balance										
Year	21	22	23	24	25	26	27	28	29	30
Revenues	365,044	372,345	379,792	387,387	395,135	403,038	411,099	419,321	427,707	436,261
Ancillary Income	4,495	4,585	4,677	4,770	4,866	4,963	5,062	5,163	5,267	5,372
Vacancy	(29,563)	(30,154)	(30,757)	(31,373)	(32,000)	(32,640)	(33,293)	(33,959)	(34,638)	(35,331)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
Ol Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(210,407)	(216,719)	(223,220)	(229,917)	(236,814)	(243,919)	(251,236)	(258,774)	(266,537)	(274,533)
Property Mgmt	(58,518)	(60,274)	(62,082)	(63,944)	(65,863)	(67,838)	(69,874)	(71,970)	(74,129)	(76,353)
Reserves	(29,801)	(30,695)	(31,616)	(32,564)	(33,541)	(34,547)	(35,584)	(36,651)	(37,751)	(38,883)
NOI	41,250	39,088	36,793	34,360	31,782	29,056	26,174	23,130	19,919	16,533
Mortgage A	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)
Mortgage B	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)

	PART SE\	/EN - OPERAT	ING PRO FOR	MA - 2017-0	Quail Hollow I	Apartments, I	Homerville, Cl	inch County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	ur use and contain	references/formulas	that may be overwr	itten if needed.
Revenue Growth	2.00%		Asset Manage	ment Fee Amou	unt (include total		Yr 1 Asset	Mgt Fee Perce	entage of EGI:	0.00%
Expense Growth	3.00%		charged by all lend		` .			3	3	
Reserves Growth	3.00%	_	Property Mgt F	ee Growth Rat	e (choose one <u>)</u>	:	Yr 1 Prop I	Mgt Fee Percer	ntage of EGI:	14.16%
Vacancy & Collection Loss			Expense G	rowth Rate (3.0	0%)	Yes		cate Yr 1 Mgt F		32,400
Ancillary Income Limit	2.00%		Percent of I	Effective Gross	Income		> If Yes, ind	cate actual per	centage:	
II. OPERATING PRO FOR	MA									
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(38,254)	(40,417)	(42,712)	(45,144)	(47,722)	(50,448)	(53,331)	(56,374)	(59,585)	(62,971)
DCR Mortgage A	0.88	0.84	0.79	0.74	0.68	0.62	0.56	0.50	0.43	0.35
DCR Mortgage B	(0.16)	(0.23)	(0.30)	(0.37)	(0.45)	(0.54)	(0.62)	(0.72)	(0.81)	(0.92)
DCR Mortgage C										
DCR Other Source										
Total DCR	0.52	0.49	0.46	0.43	0.40	0.37	0.33	0.29	0.25	0.21
Oper Exp Coverage Ratio	1.14	1.13	1.12	1.11	1.09	1.08	1.07	1.06	1.05	1.04
Mortgage A Balance	595,271	574,978	553,753	531,553	508,334	484,047	458,645	432,076	404,286	375,220
Mortgage B Balance	1,560,443	1,543,128	1,525,640	1,507,976	1,490,134	1,472,114	1,453,912	1,435,527	1,416,958	1,398,202
Mortgage C Balance										
Other Source Balance										
Year	31	32	33	34	35					
Revenues	444,986	453,886	462,964	472,223	481,668					
Ancillary Income	5,479	5,589	5,701	5,815	5,931					
Vacancy	(36,037)	(36,758)	(37,493)	(38,243)	(39,008)					
Other Income (OI)	-	-	-	-	-					
OI Not Subject to Mgt Fee	-	-	-	-	-					
Expenses less Mgt Fee	(282,769)	(291,252)	(299,989)	(308,989)	(318,259)					
Property Mgmt	(78,643)	(81,003)	(83,433)	(85,936)	(88,514)					
Reserves	(40,050)	(41,251)	(42,489)	(43,764)	(45,076)					
NOI	12,967	9,211	5,260	1,106	(3,259)					
Mortgage A	(46,665)	(46,665)	(46,665)	(46,665)	(46,665)					
Mortgage B	(32,840)	(32,840)	(32,840)	(32,840)	(32,840)					
Mortgage C	-	-	-	-	-					
D/S Other Source,not DDF	-	-	-	-	-					
DCA HOME Cash Resrv.										
Asset Mgmt	-	(=2.22=)	-	- (=0.00=)	-					
Cash Flow	(66,537)	(70,293)	(74,244)	(78,398)	(82,763)					
DCR Mortgage A	0.28	0.20	0.11	0.02	(0.07)					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County I. OPERATING ASSUMPTIONS Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. Revenue Growth 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% charged by all lenders/investors) **Expense Growth** 3.00% Reserves Growth 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 14.16% Vacancy & Collection Loss 8.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 32,400 **Ancillary Income Limit** 2.00% Percent of Effective Gross Income --> If Yes, indicate actual percentage: **II. OPERATING PRO FORMA** DCR Mortgage B (1.03)(1.14)(1.26)(1.39)(1.52)DCR Mortgage C DCR Other Source Total DCR 0.16 0.12 0.07 0.01 (0.04)Oper Exp Coverage Ratio 1.03 1.02 1.01 1.00 0.99 Mortgage A Balance 344.818 313.020 279.761 244.974 208.588 Mortgage B Balance 1,379,258 1,360,123 1.340.796 1.321.275 1,301,558 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 8%. DSCR: A waiver of the 1.25 DSCR requirement has been obtained from DCA. 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.

	Applicant Response DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	laimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no
DCA's Overall Comments / Approval Conditions:	effect on subsequent or future funding round scoring decisions.
1.)	
2.)	
3.)	
M)	
4.)	
5.)	
6.)	
7.)	
8.) 9.)	
9.) 10.)	
11.)	
12.)	
13.)	
14.)	
15.)	
16.)	
17.)	
18.)	
19.)	
20.)	
1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE	WITH PLAN Pass?
	E WITH FLAN
Threshold Justification per Applicant	
	ne 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 of	credit dollar amount requested is necessary for the illiancial leasibility of the project.
DCA's Comments:	
20/10 00/////////	
2 COST LIMITS	Pass?
NOTE: Unit counts are linked to Rent Chart in Part VI Revenues & New Construction and	Historic Rehab or Transit-Oriented DevIpmt
Expenses Tab. Cost Limit Per Unit totals by unit type are auto- Acquisition/Rehabilitation	qualifying for Historic Preservation or TOD pt(s) Is this Criterion met? Yes
calculated.	
Unit Type Nor Units Unit Cost Limit total by Unit Type	
Detached/Se Efficiency 0 117,818 x 0 units = 0 mi-Detached 1 BR 0 154,420 x 0 units = 0	0 129,599 x 0 units = 0 MSA for Cost Limit 0 169,862 x 0 units = 0

nurnacae.

										Applicant Res	ponse DCA USE
ΕΙΝΙΛΙ	THRESHOL	D DE	TEDMINI	ATION (DCA Use	Only)	<u>Disclaimer:</u> DCA Thr		ring section reviews pertain only to the o		ng round and have no	
LINAL				•	• •			subsequent or future funding round scor	•		purposes.
	2 BR		0	187,511 x 0 units =	0		0	206,262 x 0 units =	0		, , , , , , , ,
	3 BR 4 BR		0	229,637 x 0 units =	0		0 0	252,600 x 0 units =	0		Valdosta
	4 BR Subotal		0	270,341 x 0 units =	0		0	297,375 x 0 units =	0	Tot	t Development Costs:
D			-	440.004 0'(-	U		•	404.0070	-	101	Development Costs.
Row House	Efficiency		0	110,334 x 0 units =	0		0	121,367 x 0 units =	0		4,614,580
	1 BR 2 BR		48 7	144,909 x 48 units =	6,955,632		0 0	159,399 x 0 units =	0		•
	3 BR		0	176,506 x 7 units = 217,443 x 0 units =	1,235,542 0		0	194,156 x 0 units = 239,187 x 0 units =	0		ost Waiver Amount:
	4 BR		0	258,414 x 0 units =	0		0	284,255 x 0 units =	0		
	Subotal		55	250,414 X U UIIIIS =	8,191,174	_	0	204,200 X U UIIIIS =	0	_ His	toric Preservation Pts
Walkup	Efficiency		0	91,210 x 0 units =	0		0	100,331 x 0 units =	0	T	0
waikup	1 BR		0	125,895 x 0 units =	0		0	138,484 x 0 units =	0	Com	nmunity Transp Opt Pts
	2 BR		0	159,553 x 0 units =	0		0	175,508 x 0 units =	0	Com	0
	3 BR		0	208,108 x 0 units =	0		0	228,918 x 0 units =	0		<u> </u>
	4 BR		0	259,274 x 0 units =	0		0	285,201 x 0 units =	0		
	Subotal		0	200,274 X 0 unito =	0		0	200,201 X 0 drins =	0	_	Project Cost
Elevator	Efficiency		0	95.549 x 0 units =	0		0	105,103 x 0 units =	0		Limit (PCL)
Lievatoi	1 BR		0	133,769 x 0 units =	0		0	147,145 x 0 units =	0		• • •
	2 BR		0	171,988 x 0 units =	0		0	189,186 x 0 units =	0		8,191,174
	3 BR		Ö	229,318 x 0 units =	0		0	252,249 x 0 units =	0	No	ote: if a PUCL Waiver has
	4 BR		0	286,647 x 0 units =	0		0	315,311 x 0 units =	0		en approved by DCA, that
	Subotal		0	200,0 11 71 0 011110	0	_	0	0.0,0	0		ount would supercede the
Total Per (Construction Typ	10	55	:	8,191,174	=	0	•	0	_	amounts shown at left.
	hold Justification				0,171,174	_	OCA's Comn	aente:	U		amounto onomi at ion
7711031	noid dastineation j	рет Аррпо	an			Ī	OA 3 COMM	ionis.			
3 TEN	ANCY CHARA	CTERI	STICS	This project is designated	as:		Elderly			Pass?	
	hold Justification			Timo project to designated	uo.		CA's Comn	nonte:		1 433 .	
				geting elderly households.			CAS COIIII	ients.			
			100m units tai	getting clacity floaseriolas.						Dece 2	
4 REQ	UIRED SERV	ICES								Pass?	
				ne specific services and m							sagree
	•	-	-			lly projects, or at	t least 4 bas	ic ongoing services from at	east 3 catego	ories below for Senio	r projects:
,		. •	ns planned & o	overseen by project mgr	Specify:						
,	n-site enrichment				Specify:						
,	n-site health class				Specify:						
4) Ot	ther services appr	oved by D	CA		Specify:						
			•	g congregate supportive ho		•	_				
Na	ame of behavioral	health ag	ency, continu	um of care or service provi	der for which	MOU is inclu	C.				
	hold Justification _l					D	CA's Comn	nents:			
A waiver w	as requested and	approved	I for required s	services at pre-application.							
5 MAR	KET FEASIBI	LITY								Pass?	
A. Pr	ovide the name o	f the mark	et studv anal	st used by applicant:				A. Bowen Nation	al Research		
	oject absorption p							B. 12-14 months			
	verall Market Occi							C. 97.00%			
c . 0	veraii iviai ket Occi	upanty Ka	al c					C. 37.0070			

					Applicant F	<i>lesponse</i>	DCA USE
EII	NAL THRESHOLD DETERMINATION (DO	CA Hea Only)	Disclaimer: DCA Threshold and Scori	ng section reviews pertain only to the corres	sponding funding round and have no		
LII	•	CA USE Only)	effect on su	bsequent or futur <u>e funding round scoring de</u>	ecisions.		
	D. Overall capture rate for tax credit units			D. 98.70%			
	E. List DCA tax credit projects in close proximity to properties	s funded in 2014 or 2015	Include DCA project numb	er and project name in each ca	ase.		
	Project Nbr Project Name	Project Nbr	Project Name	Pr	roject Nbr Project Name		
	1	3		5			
	2	4		6			
	F. Does the unit mix/rents and amenities included in the appl	lication match those prov	vided in the market study?		F.	No	
	Threshold Justification per Applicant		,		L		
It is	the opinion of the market analyst that a market will continue to	exist for the subject pos	st renovation. The Homerville	Site PMA is very rural in natur	re and offers a very limited	supply of co	onventional
	al product. Notably, all five of the properties surveyed in the ma			•	-		
осс	upied, reflective of just five (5) vacant units, all of which are uni	its which do not receive of	direct Rental Assistance. This	s indicates that while affordable	e rental product is in high o	lemand, there	e is less of a
	ket for non-subsidized product within the Homerville Site PMA.	. The subject project is c	onsidered marketable in the	way of unit design (square feet	and number of bathrooms	offered) and	d amenities
offe							
	No market rate occupancy is reported due to the limited supply						
	All of the capture rates for the subject project exceed the GDC	·					•
	ect under either the subsidized or non-subsidized (LIHTC only) e of support clearly exists within the market for the subject proj	•	, , ,	0 ,	•		
	that the preceding demand estimates effectively only conside			•			•
	g in substandard housing. When considering that the subject p	•		<u> </u>	· ·		
	ger share of senior homeowner support than that included in the				=		
	ntial support for the subject project is believed to exist within the	•	<u> </u>	, <u> </u>	•		_
inco	me-qualified households exist in the market, assuming RA is re	etained. This is further e	vidence that a sufficient base	of support exists within the ma	arket for the subject projec	t. It is also of	f note that the
sub	ect project offers the only age-restricted LIHTC product in the l	Homerville market. This	will allow the property to attra	act a larger than typical share o	of the age- and income-qua	alified househ	nolds in this
mar	ket, as such households have very few rental options to choose	e from. Regardless, RA	will be retained and the deve	loper will provide a Private Rer	ntal Assistance (PRA) subs	idy which wil	ll prevent a
	increase on all current unassisted tenants. Thus, most, if not a		•		•		ed to be
	ed post renovations, resulting in an effective capture rate of 40		•		•		
	The Max Allowable LIHTC Gross rent and unit mix matches the						na rents
utili	ted in the Core Application (approved by USDA) are slightly dif	ferent from those utilized	d in the market study, but are	within DCA limits and provide	the required market advar	itage.	
	DCA's Comments:						
					B0		
6	APPRAISALS				Pass?		
	A. Is there is an identity of interest between the buyer and se	eller 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	guestions: Apprais	ser's Name: Andew J. Moye, (=:		
	Does it provide a land value?	and anonor the following	, 4.00.0010. Approx	ze. e . tame. z meye,	1)	Yes	
	Does it provide a raild value: Does it provide a value for the improvements?				´ 	Yes	
	, .				2)		
	3) Does the appraisal conform to USPAP standards?	the tetal has to be 4.22			3)	Yes	
	4) For LIHTC projects involving DCA HOME funds, does	tne total hard cost of the	e project exceed 90% of the a	as completed unencumbered a	ppraised 4)		
	value of the property?						

				Applicant Ro	esponse	DCA USE
INAL THRESHOLD	DETERMINATION (DO	A LICA CINIVA	and Scoring section reviews pertain only to the correspond	0		
	•	er, did the seller purchase this property within the	fect on subsequent or future funding round scoring decisions page through (3) years?	ons.	No	
D. Has the property been:	exists between the buyer and selle	if, and the seller purchase this property within the	ie past tillee (3) years:	О. <u>Г</u> D.	NO	
1) Rezoned?				1)	No	
2) Subdivided?				2)	No	
3) Modified?				3)	No	
Threshold Justification per	Annlicant			3)	NO	
B4: This project does not include						
DCA's Comments:						
Z ENVIRONMENTAL R	EQUIREMENTS			Pass?		
A. Name of Company that	prepared the Phase I Assessment	t in accordance with ASTM 1527-13:	A. Geotechnical & Env	ironmental Consultant	s, Inc.	
B. Is a Phase II Environme	ental Report included?			B.	No	
C. Was a Noise Assessme	ent performed?			C.	Yes	
 If "Yes", name of co 	ompany that prepared the noise as	ssessment?	1) Geotechnical & Env	ironmental Consultant	s, Inc.	
If "Yes", provide the	e maximum noise level on site in d	ecibels over the 10 year projection:		2)	<65 dB	
	ne contributing factors in decreasir	•				
No applicable road s	sources (<65 dB), No applicable ra	ilways (<65 dB), Homerville Airport 1.06 miles	Northwest (<55 dB)			
D. Is the subject property le	ocated in a:			D		
 Brownfield? 				1)	No	
100 year flood plain	/ floodway?			2)	No	
If "Yes":	 a) Percentage of site that is w 	ithin a floodplain:		a)		
	b) Will any development occur	•		b)		
	c) Is documentation provided	as per Threshold criteria?		c)		
3) Wetlands?				3)	No	
If "Yes":	 a) Enter the percentage of the 	site that is a wetlands:		a)		
	b) Will any development occur	r in the wetlands?		b)		
	c) Is documentation provided	as per Threshold criteria?		c)		
•	ns/Buffers and Setbacks area?			4)	No	
E. Has the Environmental	Professional identified any of the f	ollowing on the subject property:		_		
 Lead-based paint? 	No	5) Endangered species?	No	9) Mold?	No	
2) Noise?	No	6) Historic designation?	No	10) PCB's?	No	
3) Water leaks?	No	7) Vapor intrusion?	No	11) Radon?	No	
4) Lead in water?	No	8) Asbestos-containing materials?	No			
12) Other (e.g., Native A	American burial grounds, etc.) - de	scribe in box below:				
F. Is all additional environr	mental documentation required for	a HOME application included, such as:				
1) Eight-Step Process	for Wetlands and/or Floodplains re	equired and included?		1)		

2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?

	Applicant	Response	DCA USE
FII	NAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have neglect on subsequent or future funding round scoring decisions.	0	
•	3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	,	
	G. If HUD approval has been previously granted, has the HUD Form 4128 been included?	·	
Pro	pjects involving HOME funds must also meet the following Site and Neighborhood Standards:	·	
	H. The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority),	< <s€< th=""><th>elect>></th></s€<>	elect>>
	Racially mixed (25% - 49% minority), or Non-minority (less than 25% minority)]:		
	I. List all contiguous Census Tracts:	J.	
	J. Is Contract Addendum included in Application?	-	
	Threshold Justification per Applicant		
/ F.	, H-J. This project is not seeking HOME funds.		
	DCA's Comments:		
8	SITE CONTROL Pass	?	
	A. Is site control provided through November 30, 2017? Expiration Date: 12/31/18	. Yes	
	B. Form of site control: B. Contract/Option	< <select>></select>	
	C. Name of Entity with site control: C. Quail Hollow RRH, L.P.		
	D. Is there any Identity of Interest between the entity with site control and the applicant?	. Yes	
	Threshold Justification per Applicant		
	. IOI: The General Partner of Quail Hollow RRH, L.P (the Transferor) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager.		
Mai	rtin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Quail Hollow I, LLC (the Transferee).		
	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?	Yes	
	B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?		
	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?	Yes	
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, D.			
	and are the plans for paving private drive, including associated development costs, adequately addressed in Application?		
a R	Threshold Justification per Applicant -D. N/A - The Site can be accessed by an existing paved road as indicated on the plans provided.		
JD	DCA's Comments:		
	20/10 CS.IIIIIO.IIC.		
10	SITE ZONING Pass'	2	
10	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? 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? 1		
	2) Does the letter include the zoning <i>and</i> land use classification of the property?	′	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow | Apartments, Homerville, Clinch County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. 3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the Yes zoning ordinance highlighted for the stated classification)? 4) Is the letter accompanied by all conditions of these zoning and land use classifications? Yes 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will 5) N/Ap 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 D No 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? Е Yes Threshold Justification per Applicant 10 C. A zoning letter has been included in Tab 10. 10 D. Per DCA, a Conceptual Site Development Plan can be submitted with the 60 day submission. DCA's Comments: 11 OPERATING UTILITIES Pass? **A.** Check applicable utilities and enter provider name: 1) Gas No Threshold Justification per Applicant Georgia Power 2) Electric Yes 11 A. An electric letter from Georgia Power has been included in Tab 11. DCA's Comments: Pass? 12 PUBLIC WATER/SANITARY SEWER/STORM SEWER 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? A1 No 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil? 2) No B. Check all that are available to the site and enter City of Homerville 1) Public water B1 Yes provider name: 2) Public sewer City of Homerville Yes Threshold Justification per Applicant 12 B. A water/sewer letter from the city has been provided in Tab 12. DCA's Comments: Pass? 13 REQUIRED AMENITIES Is there a Pre-Approval Form from DCA included in this application for this criterion? Yes 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):

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

3) On site laundry type: B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.

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

2) Computer Room C. Applicant agrees to provide the following required Unit Amenities:

Additional Amenities (describe in space provided below)

1) Shuffleboard

llies	Guidebook (select one in each c	ategory).	A.	Agree	
A1)	Room				
A2)	Covered Porch	If "	Other", explain he	re	
A3)	On-site laundry				

Agree Additional Amenities

_	Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3)	Pavilion		
4)	N/A		

Agree

Guidebook Met? DCA Pre-approved?

Applicant Response DCA USE

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

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

FINAL THRESHOLD DETERMINATION (DCA US	effect on subsequent or future funding round scoring decisions.			
1) HVAC systems		1)	Yes	
2) Energy Star refrigerators		2)	Yes	
3) Energy Star dishwashers (not required in senior USDA or HUD	properties)	3)	No	
4) Stoves		4)	Yes	
5) Microwave ovens		5)	Yes	
6) a. Powder-based stovetop fire suppression canisters installed a	bove the range cook top, OR	6a)	Yes	
b. Electronically controlled solid cover plates over stove top burn	ners	6b)	No	
D. If proposing a Senior project or Special Needs project, Applicant ag	rees to provide the following additional required Amenities:	D.	Disagree	
1) Elevators are installed for access to all units above the ground f	loor.	1)	No	
2) Buildings more than two story construction have interior furnished	ed gathering areas in several locations in the lobbies and/or corridors	2)	No	
3) a. 100% of the units are accessible and adaptable, as defined b	y the Fair Housing Amendments Act of 1988	3a)	No	
b. If No, was a DCA Architectural Standards waiver granted?		3b)	Yes	
Threshold Justification per Applicant				
13 C.3 - Per 2017 QAP no dishwashers are required at a senior property	from DCA			
13 D.3a - DCA granted a waiver request for this item (See Waiver Approvals	s from DCA)			
DCA's Comments:				
		г		
14 REHABILITATION STANDARDS (REHABILITATION PR	OJECTS ONLY)	Pass?		
A. Type of rehab (choose one):	A. Pre-Application Waiver		< <select>></select>	
B. Date of Physical Needs Assessment (PNA):	B. January 17, 2017			
Name of consultant preparing PNA:	Jim Craven-EMG			
Is 20-year replacement reserve study included?	<u></u>		Yes	
C. Performance Rpt indicates energy audit completed by qualified BPI	Building Analyst?	C.	Yes	
Name of qualified BPI Building Analyst or equivalent professional:	Jack Wynn-Southern Home Energy Solutions	s LLC		
D. DCA's Rehabilitation Work Scope form is completed, included in PN	NA tab,and clearly indicates percentages of each item to be either "demoed" or replace	D.	Yes	
DCA Rehabilitation Work Scope form referenced above clearly	1. All immediate needs identified in the PNA.	1)	Yes	
addresses:	2. All application threshold and scoring requirements	2)	No	
	3. All applicable architectural and accessibility standards.	3)	Yes	
	4. All remediation issues identified in the Phase I Environmental Site Assessment	4)	Yes	
E. Applicant understands that in addition to proposed work scope, the as set forth in the QAP and Manuals, and health and safety codes a	project must meet state and local building codes, DCA architectural requirements and requirements. Applicant agrees?	E.	Disagree	
Threshold Justification per Applicant				
changout of existing items, with the exception of accessibility criteria. 14 D.2 - DCA granted waivers on some threshold requirements (See Waiver	istoric preservation). Majority of the proposed renovation consists of like-and-kind replace Approvals from DCA) th and safety codes and requirements, but DCA granted waivers on several architectural			
DCA's Comments:				
15 SITE INFORMATION AND CONCEPTUAL SITE DEVEL	OPMENT PLAN	Pass?		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

	Applicant F	Response	DCA USE	
FINAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding funding for the corresponding funding funding for the corresponding funding fund	ng round and have no			
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?	Α.	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.)?	В.	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	5 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 T	ob 1 Coation F			
	ab 1, Section 5.			
DCA's Comments:				
16 BUILDING SUSTAINABILITY	Pass?			
	Ļ			
A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upor construction completion as set forth in the QAP and DCA Architectural Manual?	n 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?	t B.	Disagree		
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	Pass?			
A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)	a '	No		
 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 indicted in Tabs Checklist.	, 3)	Yes		
4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?	4)	No		
B. 1) a. Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled, Note of Units than the probability disabled, Equipped: Note of Units than the probability disabled,				
including wheelchair restricted residents? 1) a. Mobility Impaired 3 5%	B1)a.	Yes		
b. Roll-in showers will be incorporated into 40% of the mobility 1) b. Roll-In Showers 2 40% equipped units (but no fewer than one unit)?	b.	Yes		
2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaire 2 2% unit) be equipped for hearing and sight-impaired residents?	2)	Yes		

FINAL THRESHOLD DETERMINATION (DCA Use Only)

The DCA qualified consultant will perform the following:

Team nor have an Identify of Interest with any member of the proposed Project Team?

C.

Applicant Response DCA USE

Yes

40 of 72

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

Name of Accessibility Consultant

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

1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The

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

E & A Team, Inc.

effect on subsequent or future funding round scoring decisions.

	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 Gene	eral Contractor and Subcontractors regarding accessibility requirements. One training must be on site.	2).	Yes				
	, .	after framing is completed to determine that the property is following the approved plans and specifications as a copy of the report issued by the consultant as well as documentation that all issues, if any, have been	, i	Yes				
	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.							
	Threshold Justification per Applicant							
with 17 A	the exception of items that were granted a wai a.4 - Applicant agrees to comply with applicable	plicable Section 504, ADA, UFAS and Georgia Fair housing and Access laws indicated in the 2017 Architecture of the DCA (See Waiver Approvals from DCA) (the 2015 Accessibility Manual was not used for design) DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exceptic Architectural and Accessibility Manuals were not used for design).		·				
	DCA's Comments:							
			2 0					
	ARCHITECTURAL DESIGN & QUAI		Pass?					
	Is there a Waiver Approval Letter From DCA in	• • • • • • • • • • • • • • • • • • • •		Yes				
	• •	andards contained in the Application Manual for quality and longevity?		No				
	Rehabilitation projects will be considered	action Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, buildings and common area amenities are not included in these amounts.		Yes				
	B. Standard Design Options for All Project	s	В.					
	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				
	 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 at and Pre-Award Deadlines and Fee Sched	pove, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application alle, and subsequently approved by DCA.	C.					
	1) N/A		1)	No				
	2) N/A		2)	No				
	Threshold Justification per Applicant							
		e DCA Architectural Standards (See Waiver Approvals from DCA).						
	DCA's Comments:							
			Pessol					
19	QUALIFICATIONS FOR PROJECT	· · · · · · · · · · · · · · · · · · ·	Pass?					
	A. Did the Certifying Entity meet the experier	·	A.	Yes Yes				
	B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?							

Part VIII-Threshold Criteria

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow | Apartments, Homerville, Clinch County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. С C. Has there been any change in the Project Team since the initial pre-application submission? No D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application? D No E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one): Certifying GP/Developer F. DCA Final Determination << Select Designation >> Threshold Justification per Applicant 19 E. DCA's pre-application Qualification of Project's Team Determination is included in Tab 19. DCA's Comments: Pass? 20 COMPLIANCE HISTORY SUMMARY A. Was a pre-application submitted for this Determination at the Pre-Application Stage? Α Yes B. If 'Yes", has there been any change in the status of any project included in the CHS form? В No С C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications Yes for Project Participants? Threshold Justification per Applicant Compliance History Summary information was submitted at the Pre-Application Stage. DCA's Comments: Pass? 21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE A. Name of Qualified non-profit: **B.** Non-profit's Website: 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 С organization and has included the fostering of low income housing as one of its tax-exempt purposes? Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the D compliance period? Е 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? F 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? G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? G 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount н included in the application? L Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. Threshold Justification per Applicant N/A - Applicant is a for profit entity. DCA's Comments: 22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE Pass?



B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?

A. Name of CHDO:

Name of CHDO Managing GP:

В.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow | Apartments, Homerville, Clinch County Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. 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 С CHDO must also exercise effective control of the project)? 0 D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: D Threshold Justification per Applicant N/A - Applicant is not a CHDO. DCA's Comments: State legal opinions included in application using boxes provided. Pass? 23 REQUIRED LEGAL OPINIONS A. Credit Eligibility for Acquisition Yes Α B. Credit Eligibility for Assisted Living Facility В No С C. Non-profit Federal Tax Exempt Qualification Status No D D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP] No **E.** Other (If Yes, then also describe): F. Threshold Justification per Applicant The required legal opinion regarding credit eligibility for acquisition is located in Tab 23 DCA's Comments: Pass? 24 RELOCATION AND DISPLACEMENT OF TENANTS A. Does the Applicant anticipate displacing or relocating any tenants? 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? 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? Yes D. Provide summary data collected from DCA Relocation Displacement Spreadsheet: 1) Number of Over Income Tenants 4) Number of Down units 0 2) Number of Rent Burdened Tenants 1 5) Number of Displaced Tenants 4 3) Number of Vacancies E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation): 1) Individual interviews Yes Yes 3) Written Notifications 4) Other - describe in box provided: 2) Meetings Yes Threshold Justification per Applicant 24A. The relocation plan can be found in Tab 24. 24B2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core Application. DCA's Comments. Pass?

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch C	ounty		
	Applicant	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only) Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding effect on subsequent or future funding round scoring decisions.	round and have no		
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:			
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 feasi qualified low-income housing project through the credit period. As demonstrated, the housing credit dollar amount requested is necessary for the financial feasib			iability as a

DCA's Comments:

PART NIN	E - SCORING C	RITERIA - 2017-0 Quail Hollow I Apa	artments, H	omerville, Clinch County		
Disclaimer: DCA Threshold and Scoring section	n reviews pertain only to t	nust include comments in sections where points are cla the corresponding funding round and have no effect on sub ult in a one (1) point "Application Completeness" deduc	sequent or future	funding round scoring decisions.	Score Value	Self DCA Score Score
				TOTALS:	92	20 20
1. APPLICATION COMPLETENESS		(Applicants start with 10 pts. Any p	oints entered v	will be <u>subtracted</u> from score value)	10	10 10
A. Missing or Incomplete Documents	Number: 0	For each missing or incomplete document,			P	. 0
Organization B. Financial and Other Adjustments	Number: 0 Number: 0	One (1) pt deducted if not organized as set 2-4 adjustments/revisions = one (1) pt dedu			1 E	3. 0
DCA's Comments:	Number. 0	Enter "1" for each item		r) pr deducted for each add radjustment.		y. U
A. Missing or Illegible or Inaccurate Documents or	Nbr	,	Nbr			Nbr
Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/rev	isions:	0
I	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 CRITE		il Hollow I Apa	artments H	omerville Cli	nch County			
	REMINDER: Applicants must in Disclaimer: DCA Threshold and Scoring section reviews pertain only to the cor Failure to do so will result in a	clude comments in sections responding funding round and	wnere points are cial have no effect on sub	aimea. osequent or future			Score Value	Self Score	
						TOTALS:	92	20	20
12	12				12				
2.	DEEPER TARGETING / RENT / INCOME RESTRICTION	S	Choose A or B.		•		3	0	0
A	. Deeper Targeting through Rent Restrictions	Т	otal Residential Units:	54					
	Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:	Per Applicant	Per DCA			of Residential Units:	•	۸ 🗀	
		Nor of Restricted	Residential Units:	: 1	Per Applicant	Per DCA	2 T ,	A. 0 1. 0	0
					0.00%	0.00%	1	Ŭ	0
or	2. 20% of total residential units				0.00%	0.00%	2	2. 0	0
В	. Deeper Targeting through <u>New</u> PBRA Contracts	Nbr of PBRA R	esidential Units:				3	B. 0	0
	1. 15% (at least) of residential units to have PBRA for 10+	yrs:			0.00%	0.00%	2	1. 0	0
	2. Application receives at least points under Section VII.	Stable Communities.	Points awarded in	Sect VII:	0	0	1	2. 0	0
	DCA's Comments:								
3.	DESIRABLE AND UNDESIRABLE CHARACTERISTICS		See QAF	Scoring for regu	uirements.		13	0	0
-	Is the completed and executed DCA Desirable/Undesirable Certification	form included in the app	ropriate application	tab. in both th	ne original Excel ve	ersion and signed PDF			
Α	. Desirable Activities	(1 or 2 pts each - see		•	· ·	s from completed current	12	Α.	
	. Bonus Desirable	(1 pt - see QAP)	,		•	cation form. Submit this	1	B.	
C	. Undesirable/Inefficient Site Activities/Characteristics	(1 pt subtracted each	n)	completed		nd signed PDF, where	various	C.	
	Scoring Justification per Applicant				indicated in Tabs C	hecklist			
	DCA's Comments:								
4.	COMMUNITY TRANSPORTATION OPTIONS		See s	coring criteria	for further requirer	ments and information	6	0	0
	Evaluation Criteria	Competitive P	ool chosen:	N/A - 4% Bo	ond			Applicant Agrees?	DCA Agrees?
	1. All community transportation services are accessible to tenants by F	Paved Pedestrian Walkw	ays.						
	2. DCA has measured all required distances between a pedestrian site				alkways.				
	3. Each residential building is accessible to the pedestrian site entrance.			•					
	 Paved Pedestrian Walkway is in existence by Application Submissic showing a construction timeline, commitment of funds, and approva 					itted documents			
	5. The Applicant has clearly marked the routes being used to claim po	ints on the site map subr	mitted for this secti	on.					

	PART NINE - SCORING CRITERIA - 2017-0 Qu	uail Hollow I Apartments, Homerville, Clinch County		
	<u>NEMINDER: Applicants must include comments in section</u> <u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round a Failure to do so will result in a one (1) point "Application"	ons wnere points are claimed. and have no effect on subsequent or future funding round scoring decisions.	Score Value 92	Self DCA Score Score
	Transportation service is being publicized to the general public.	TOTALS:	92	20 20
A. 1 OR B. A OR OR OR Rura	Choose A or B. 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 2. Site is within one (1) mile* of a transit hub 3. Applicant in A1 or A2 above serves Family tenancy. Access to Public Transportation Choose only one option in B. 1. Site is within 1/4 mile* of an established public transportation stop 2. Site is within 1/2 mile* of an established public transportation stop 3. Site is within one (1) mile* of an established public transportation stop 1 Pool 4. Publicly operated/sponsored and established transit service (including on-cal	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 here="" phone=""> << Enter specific URL/webpage showing established schedule from transit agency website here >> << Enter specific URL/webpage showing established routes from transit agency website (if different) here >> Il service onsite or fixed-route service within 1/2 mile of site entrance*)</enter>	6 5 4 1 3 3 2 1	A. 0 0 1. 2. 3. B. 0 0 1. 2. 3. 4.
	easured from an entrance to the site that is accessible to pedestrians and connected by sidew		2	4.
	Scoring Justification per Applicant	talle of collabilities possessial. Hallingly to the first open tallot it also per tallot		
<i>5.</i> A. E B. S C. ⊢	DCA's Comments: BROWNFIELD (With EPA/EPD Documentation) nvironmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines: ource of opinion Itr stating that property appears to meet requiremts for issuance of EPD No Further Action or Lim las the estimated cost of the Environmental Engineer monitoring been included in the development budget? DCA's Comments:	See scoring criteria for further requirements and information iitation of Liability Itr	2	Yes/No Yes/No C.
6	CUSTAINADI E DEVEL ODMENTS		2	
(SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:	<select a="" certification="" devlpmt="" sust=""> N/A - 4% Bond</select>	3	0 0
	Course - Participation Certificate obtained? Date of Course Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">> <<enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">></enter></enter></enter></enter>		
	an active current version of draft scoring worksheet for development, illustrating compliance w		?	
	or Rehab developments - required Energy Audit Report submitted per current QAP?	Date of Audit Date of Report	1	X
F	Sustainable Communities Certification Project seeks to obtain a sustainable community certification from the program chosen above? 1. EarthCraft Communities Date that EarthCraft Communities Memorandum of Participation was executed for the development.		2	A. Yes/No Yes/No

	PART NINE - SCORIN	IG CRITERIA - 2017-0 Qua	il Hollow I Apartments, H	lomerville, Cli	nch County			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain of	ants must include comments in sections only to the corresponding funding round an ill result in a one (1) point "Application (d have no effect on subsequent or future	e funding round scoring	decisions.	Score Value	Self DCA	
					TOTALS:	92	20 20	
	2. Leadership in Energy and Environmental Design for a) Date of project's Feasibility Study prepared by a nonrelative study prepared by a nonrelative study.	ed third party LEED AP:				<u> </u>		
_	b) Name of nonrelated third party LEED AP that prepared F	easibility Study:	< <enter ap's="" here="" leed="" name="">></enter>	< <enter 's<="" ap="" leed="" td=""><td>Company Name here>></td><td></td><td></td><td></td></enter>	Company Name here>>			
Con	 Project will comply with the program version in effect at t Project will meet program threshold requirements for Bui Owner will engage in tenant and building manager education 	lding Sustainability?		grams?			Yes/No Yes/N 1.	10
	Sustainable Building Certification Project comm Exceptional Sustainable Building Certification	its to obtaining a sustainable buildir	ng certification from the program of	chosen above?		1 3	B. C. Yes/No Yes/N	1 0
•	Project commits to obtaining a sustainable building certif	icate from certifying body demonstr	ating that project achieved highes	st level of certificat	ion chosen above?	Ü	1.	Ĭ
D.	High Performance Building Design The proposed 1. A worst case HERS Index that is at least 15% lower than	building design demonstrates:				1	D. 0 0	_
	2. A 10% improvement over the baseline building performa ASHRAE 90.1-2010 Appendix G with additional guidance.	nce rating? The energy savings wil	I be established following the Per		Method outlined in		2.	
	3. For minor, moderate, or substantial rehabilitations, a proof or ENERGY STAR compliant whole building energy moderate.		•	• • •	IERS Rating software		3.	
	Scoring Justification per Applicant							_
	DCA's Comments:							_
7.	STABLE COMMUNITIES	(Must use data from	the most current FFIEC census report, p	published as of Januar	y 1, 2016)	7	0 0	
	Census Tract Demographics					3	0	
В.	Competitive Pool chosen: N/A - 4% Bond 1 Project is located in a capsus tract that meets the following	na demographics according to the	nost recent FEIEC Consus Bono	rt (www.ffice.gov/C	, everie / J.		Yes/No Yes/N	10
	 Project is located in a census tract that meets the following. Less than Select > below Poverty level 	(see Income)	nost recent i Fillo Census Repol	Actual Percent	eriouo/j.	1		
	3. Designated Middle or Upper Income level	(see Demographics)		Designation:	<select></select>]		
	 (Flexible Pool) Project is NOT located in a census tract (www.ffiec.gov/Census/), but IS located within 1/4 mile of 			FIEC Census Repo	rt			
C.	Georgia Department of Public Health Stable Communities			Per Applicant	Per DCA	2	0 0	
	Sub-cluster in which project is located, according to the most Housing Properties" map:	recent GDPH data hosted on the D	CA "Multi-Family Affordable	<select></select>	<select></select>	<u> </u> -		
D.	Mixed-Income Developments in Stable Communities DCA's Comments:	Market units: 0	Total Units: 55	Mkt Pct of Total:	0.00%	2	0 0	_]
				_	_			
8.	TRANSFORMATIONAL COMMUNITIES	(choose A or B)				10		

PART NINE - SCORING CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville, Clinch County

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

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

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

Score Value 92

TOTALS:

Self DCA Score Score

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):

- a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?
- b) Includes public input and engagement during the planning stages?
- c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?
- 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?

- e) Discusses resources that will be utilized to implement the plan?
- f) Is included in full in the appropriate tab of the application binder?

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

u			
	<enter nbr(<="" page="" td=""><td>s) from Plan></td><td><ent< td=""></ent<></td></enter>	s) from Plan>	<ent< td=""></ent<>
b)			
	<enter nbr(<="" page="" td=""><td>s) from Plan></td><td><ent< td=""></ent<></td></enter>	s) from Plan>	<ent< td=""></ent<>
c)			
	<enter nbr(<="" page="" td=""><td>s) from Plan ></td><td><ent< td=""></ent<></td></enter>	s) from Plan >	<ent< td=""></ent<>
d)			
	<enter nbr(<="" page="" td=""><td>s) from Plan></td><td><ent< td=""></ent<></td></enter>	s) from Plan>	<ent< td=""></ent<>
	<enter nbr(<="" page="" td=""><td>s) from Plan></td><td><ent< td=""></ent<></td></enter>	s) from Plan>	<ent< td=""></ent<>
e)			
	<enter nbr(<="" page="" td=""><td>s) from Plan></td><td><ent< td=""></ent<></td></enter>	s) from Plan>	<ent< td=""></ent<>
f)			

Revitalization Plan

Yes/No

Yes/No

Y es/No	r es/ino
<enter nb<="" page="" td=""><td>r(s) from Plan here></td></enter>	r(s) from Plan here>
<enter nb<="" page="" td=""><td>r(s) from Plan here></td></enter>	r(s) from Plan here>
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<enter nb<="" page="" td=""><td>r(s) from Plan here></td></enter>	r(s) from Plan here>

Yes/No Yes/No

2

Transformation Plan

A. Community Revitalization

- i.) Plan details specific work efforts directly affecting project site?
- Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?

Date Plan originally adopted by Local Govt:

Time (#yrs, #mths) from Plan Adoption to Application Submission Date: Date(s) Plan reauthorized/renewed by Local Government, if applicable:

- iii.) Public input and engagement during the planning stages:
- a) Date(s) of Public Notice to surrounding community:
 Publication Name(s)
- b) Type of event:
- Date(s) of event(s):
- c) Letters of Support from local nongovernment entities. Type: Entity Name:

a)		
b)	< <select 1="" event="" type="">></select>	< <select 2="" event="" type="">></select>
c)	< <select 1="" entity="" type="">></select>	< <select 2="" entity="" type="">></select>

- 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.
- 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.

written Community Revitalization Plan for the specific community in which the property will be located.

Project is in a QCT?

No

Census Tract Number: 9701.000

Eligible Basis Adjustment: DDA/QCT

Enter page nbr(s) here

48	∩f	72	

		P	ART NINE - SCORIN	G CRITERIA	- 2017-0 Quai	I Hollow I Apa	artments, H	omerville, Clinch County				
		<u>Disclaimer:</u> DCA Threshold and S	coring section reviews pertain o	only to the correspond	omments in sections ding funding round and point "Application Co	have no effect on sub	sequent or future t	funding round scoring decisions.		Score /alue	Self Score	DCA Score
								TOTALS	s:	92	20	20
R												
В.	Con	mmunity Transformation P	lan							6 I	3.	
		s the Applicant reference an exi		zation Plan meetii	ng DCA standards?	•						
	1.	Community-Based Team								2	ı.	
	Com	nmunity-Based Developer (CBD))	Select at least tv	o out of the three o	options (i. ii and iii) in "a" below. o	or "b").	CBD	1	-	
		Entity Name	/			Website	,, .	/-				
		Contact Name		Direct Line		Email					Yes/No	Yes/No
								around the development (proposed	or	1.1		
		existing elsewhere) in the last to	wo years and can docume	ent that these par	nerships have mea	asurably improved	community or	resident outcomes.		/ 1		
		CBO 1 Name				Purpose:						f Support
		Community/neighborhd where p	partnership occurred			Website					inclu	uded?
	-	Contact Name		Direct Line		Email						
		CBO 2 Name				Purpose:						f Support
		Community/neighborhd where	partnership occurred	D		Website					incli	uded?
		Contact Name	Nana mantininatad an lad mb	Direct Line		Email		an O) a tangata di anga ayunaya dia a th	-:-		::	
		development in another Georgi						or 2) a targeted area surrounding the	ieir		ii.	
	Г	development in another deorgi	a community. Osc comm	CITE DOX OF ALLACIT	Scharate explanation	on page in corresp	Johanny tab of F	Application Billiaci.				
		The CBD has been selected as	•	•			for Proposal or	similar public bid process.			ii	
or	b)	The Project Team received a H	OME consent for the prop	osed property an	d was designated a	as a CHDO.				ı	o)	
	Com	nmunity Quarterback (CQB)		See QAP for req	uirements.				CQB_	1		
	i.	CQB is a local community-base	ed organization or public e	ntity and has a de	emonstrated record	I of serving the De	fined Neighborl	hood, as delineated by the Commu	unity E	Enter page)	
		Transformation Plan, to increase				•			r	nbr(s) her	9	
			ir partnership with Project	Team to serve a	s CQB is included i	in electronic appli	cation binder wh	nere indicated by Tabs Checklist?				
		CQB Name				Website						
		Contact Name		Direct Line		Email						
		Quality Transformation Plan								4 :	2.	
		Transformation Team has comp		ement and Outrea	ach prior to Applica							
	,	Public and Private Engagemen				Tenancy:	Elderly					
		Family Applicants must engage			ner types, while Se							
		Transformation Partner 1	<select td="" transformation<=""><td>Partner type></td><td></td><td></td><td></td><td>Meeting 1 between Partners</td><td></td><td></td><td></td><td></td></select>	Partner type>				Meeting 1 between Partners				
		Org Name					` ' '	lication of meeting notice				
		Website		D:			Publication(s)					
		Contact Name		Direct Line			Social Media					
		Email					Mtg Locatn	a comment of Data Park Park Park Park				
		Role					<u>.</u>	s were present at Public Mtg 1 bet		irtners?		
		Transformation Partner 2	<select td="" transformation<=""><td>Prtnr type></td><td></td><td></td><td></td><td>Meeting 2 (optional) between Parti</td><td>nrs</td><td></td><td></td><td></td></select>	Prtnr type>				Meeting 2 (optional) between Parti	nrs			
		Org Name				specity below:	Date(s) of publ	ication of meeting notice				

	PART NIN	IE - SCORING CRITERIA	A - 2017-0 Qua	il Hollow I Ar	artments, H	omerville, Clin	ch County		
	Disclaimer: DCA Threshold and Scoring section	EMINDER: Applicants must include on reviews pertain only to the correspon- Failure to do so will result in a one (onding funding round and	d have no effect on si	ubsequent or future	funding round scoring	decisions.	Score Value	Self DCA Score Score
	•	andre to do so will result in a one t	Tr boilt Abblication C	ombieteriess deut	iction.		TOTALS:	92	20 20
	Website Contact Name Email	Direct Line		_	Publication(s) Social Media Mtg Locatn			_	
	Role					s were present at F	Public Mtg 2 betweer	Partners?	
b)		either "I" or "ii" below for (b).			_				Yes/No Yes/No
i.		blank survey and itemized sumr	mary of results inclu	ided in correspon	ding tab in applic	cation binder?			i.
or ::		espondents							::
11.	Public Meetings Meeting 1 Date				Dates: Mtg 2		Mtg Notice Publication		ii.
	Date(s) of publication of Meeting 1 notice						ublic mtg between Tr		Partners?
	Publication(s)				Publication(s)	dilir iller by red a br	ublic mig between m	ansionnain F	artifers?
	Social Media				Social Media				
	Meeting Location				Mtg Locatn				
	Copy(-ies) of published notices provided in	n application hinder?				ublished notices n	rovided in application	hinder?	
c)	Please prioritize in the summary bullet-poi		enges preventing th	is community from					ome population to
٠,	be served), along with the corresponding of						anny to roodsaction		mo population to
i.	Local Population Challenge 1								
	Goal for increasing residents' access								
	Solution and Who Implements								
	Goal for catalyzing neighborhood's access								
	Solution and Who Implements								
ii.	Local Population Challenge 2								
	Goal for increasing residents' access								
	Solution and Who Implements								
	Goal for catalyzing neighborhood's access								
	Solution and Who Implements								
iii.	Local Population Challenge 3								
	Goal for increasing residents' access								
	Solution and Who Implements								
	Goal for catalyzing neighborhood's access								
	Solution and Who Implements								
iv.	Local Population Challenge 4								
	Goal for increasing residents' access								
	Solution and Who Implements								
	Goal for catalyzing neighborhood's access								
	Solution and Who Implements								
V.	Local Population Challenge 5								
	Goal for increasing residents' access								
	Solution and Who Implements								
	Goal for catalyzing neighborhood's access								
	Solution and Who Implements								

P/	ART NINE - SCORII	NG CRITERIA -	2017-0 Qua	il Hollow I Apa	artments, Homerville, C	linch County		
<u>Disclaimer:</u> DCA Threshold and So	coring section reviews pertain	cants must include con only to the correspondin will result in a one (1) po	g funding round and	d have no effect on sub	sequent or future funding round scor	ing decisions.	Score Value	Self DCA Score Score
						TOTALS:	92	20 20
C. Community Investment		_		_			4	
1. Community Improvement Fur	nd Amount / Bal	ance			Elderl	у	_ 1	1.
Source				Bank Name			Applicants: Pl	lease use "Pt IX B-
Contact Email		Direct Line		Account Name Bank Website				mprovmt Narr" tab
Bank Contact		Direct Line		Contact Email			provided.	
Description of		Direct Line		Contact Linan				
Use of Funds								
Narrative of								
how the								
secured funds								
support the								
Community Revitalization								
Plan or								
Community								
Transformation								
Plan.								
2. Long-term Ground Lease							1	2.
a) Projects receives a long-term g								
b) No funds other than what is disc		have been or will be	paid for the leas	se either directly or			_	
3. Third-Party Capital Investmen	nt				Competitive Pool chosen:	N/A - 4% Bond	2	3.
Unrelated Third-Party Name					Calact upralated 2rd party ty	201		
Unrelated Third-Party Type			lata di sa ana dhasa	0	<select 3rd="" party="" td="" ty<="" unrelated=""><td>oe></td><td>Improveme</td><td>ent Completion Date</td></select>	oe>	Improveme	ent Completion Date
Is 3rd party investment commu				3 yrs prior to Appi	miles			
Distance from proposed project Description of Investment or	. site in miles, rounded up	p to the next tenth of	a mile		miles			
Funding Mechanism								
Description of Investment's								
Furtherance of Plan								
5								
Description of how the								
investment will serve the tenant base for the proposed								
development								
					Total Davidonment Costs (TD	C/:		
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.000	n%		Total Development Costs (TD 4,614,580	C):		

	PART NINE - SCORING CRITERIA	- 2017-0 Quail Hollow I Apartments, Homerville, Clinch County				
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond	comments in sections where points are claimed. ding funding round and have no effect on subsequent or future funding round scoring decisions. Doint "Application Completeness" deduction.	Score Value		Self core	DCA Score
		TOTALS:	92		20	20
	1. HUD Choice Neighborhood Implementation (CNI) Grant			1.		
	2. Purpose Built Communities			2.		
	Scoring Justification per Applicant					
	DCA's Comments:					
_	DUACED DEVELOPMENTS / PDEVIOUS DROJECTS	(abases A av B)	4		_	
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B) Competitive Pool chosen: N/A - 4% Bond	4	<u></u>	0	0
Α.	Phased Developments	Phased Development? No 0	3	Α.		
	•	ased Development in which one or more phases received an allocation of 9% tax credits wit		1.		
	past five (5) funding rounds (only the second and third phase of a project rethe 2017 Application Submission deadline?	may receive these points) and at least one phase has commenced construction per that allo	cation by			
	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 fun	ding round?		3.		
	4. Was site control over the entire site (including all phases) in place when the	ne initial phase was closed?		4.		
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)	3	B.	0	0
		gia Housing Credit development that has received an award in the last	_			
	1. Five (5) DCA funding cycles		3	1.		
	2. Four (4) DCA funding cycles	(-1	2 4	2.	_	
C.	Previous Projects (Rural Pool)	(choose 1 or 3)	4	C.	0	0
	The proposed development site is within a Local Government bounda 1. Within the last Five (5) DCA funding cycles	ry which has not received an award of 9% Credits:	3	1.		
	2. Since the 2000 DCA Housing Credit Competitive Round	(additional point)	3 1	2.		
OR	3. Within the last Four (4) DCA funding cycles	(additional point)	2	3.		
OIN	Scoring Justification per Applicant		_	J		l
	G					
	DCA's Comments:					
10.	MARKET CHARACTERISTICS		2		0	0

, O1 E	la Department of Community / mails		2017	T driding Applicatio		odoling i indino	c and bc	volopinoi	IC DIVION
	PART NIN	E - SCORI	NG CRITERIA - 2017-	-0 Quail Hollow I A	partments, Homerville, Clinch	County			
	Disclaimer: DCA Threshold and Scoring section	n reviews pertair	cants must include comments in a only to the corresponding funding will result in a one (1) point "App	round and have no effect on	subsequent or future funding round scoring deci duction.		Score Value		Score
						TOTALS:	92	20	20
	For DCA determination:							Yes/No	Yes/No
Α.	Are more than two DCA funded projects in the base as the proposed project?	primary mark	et area which have physical	occupancy rates of less	than 90 percent and which compete for	the same tenant		A.	
В.	Has there been a significant change in econom proposed tenant population?	nic conditions	in the proposed market whic	h could detrimentally aff	ect the long term viability of the propose	ed project and the		В.	
C.	Does the proposed market area appear to be o	verestimated	, creating the likelihood that t	the demand for the proje	ect is weaker than projected?			C.	
D.	Is the capture rate of a specific bedroom type a	and market se	egment over 55%?					D.	
	Scoring Justification per Applicant								
	DCA's Comments:								
	DOA'S CUITITIETIES.								
	EXTENDED AFFORDABILITY COMI Waiver of Qualified Contract Right	MITMENT	(choose	only one)			1	0	0
	Applicant agrees to forego cancellation option	for at least 5	yrs after close of Compliance	period?					
В.	Tenant Ownership						1	B.	
	Applicant commits to a plan for tenant ownersh	nip at end of c	compliance period (only applied	es to single family units)	•				
	DCA's Comments:								
12.	EXCEPTIONAL NON-PROFIT		0				3		
	Nonprofit Setaside selection from Project Information to the contribution of the contr		No					Yes/No	Yes/No
	Is the applicant claiming these points for this p Is this is the only application from this non-prof	•	those points in this funding re	nund?					
	Is the NonProfit Assessment form and the requ		·		ion?				
	DCA's Comments:	anou documo	mation moradou in the approp	onate tab of the applicat					
13.	RURAL PRIORITY Competiti	ive Pool:	N/A - 4% Bond		Urban or Rural: Rur	al	2		
	Applicant will be limited to claiming these point cant to designate these points to only one quality				est and which involves 80 or fewer units	. Failure by the	Unit Total	55	
/IGP	Hallmark-Georgia GP, LLC	0.0100%	Martin H. Petersen	NPSponsr	0	0.0000%	0		_
GP1	0	0.0000%	0	Developer	Hallmark Development Services, LLC	0.0000%	Martin H. Pe	eters	
OGP2 OwnCoi	0 s 0	0.0000% 0.0000%	0	Co-Developer 1 Co-Developer 2	0	0.0000% 0.0000%	0		
ed LP	Boston Financial Investment Manage	99.9900%	Thomas G. Paramore, Jr.	Developmt Consult	Greystone Affordable Development	0.0000%	Tanya Eastv	wood	
State LF	<u> </u>	0.0000%	Thomas G. Paramore, Jr.	·	•		=		
	Scoring Justification per Applicant				DCA's Comments:				
14.	DCA COMMUNITY INITIATIVES						2	0	0
Δ	Georgia Initiative for Community Housing (CICH)					1		

	DART NINE CORNO CRITERIA 204	Z A Queil I	lelleur I. Ame	utmanta Hamanilla Cli	nob County			
	PART NINE - SCORING CRITERIA - 201			<u> </u>	nch County			
	REMINDER: Applicants must include comments					Score	Self	DCA
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding Failure to do so will result in a one (1) point "A				g decisions.	Value	Scor	Score
	Failule to do so will lesuit iii a offe (1) boilit. A	ADDIICATION COME	neteriess deduct	non.	TOTALS:	92	20	20
					IUTALS:	92		
	Letter from an eligible Georgia Initiative for Community Housing team that clearly:				•		A. Yes/N	yes/No
	 Identifies the project as located within their GICH community: 		< Sele	ct applicable GICH >]		1.	
	Is indicative of the community's affordable housing goals						2.	
	3. Identifies that the project meets one of the objectives of the GICH Plan						3.	
	4. Is executed by the GICH community's primary or secondary contact on record w/ to	University of G	eorgia Housing	and Demographic Research C	enter as of 5/1/17?		4.	
	Has not received a tax credit award in the last three years						5.	
	NOTE: If more than one letter is issued by a GICH community, no project		-	-				
В.	. Designated Military Zones http://www.dca.state.ga.us/eco	onomic/Developm	<u>nentTools/program</u>	s/militaryZones.asp		1		
	Project site is located within the census tract of a DCA-designated Military Zone (MZ).						В.	
	City: Homerville County: Clinch	QCT? No		Census Tract #:	9701.000			
	Scoring Justification per Applicant			DCA's Comments:				
5.	LEVERAGING OF PUBLIC RESOURCES	Co	ompetitive Po	ool chosen:	N/A - 4% Bond	4	0	0
	Indicate that the following criteria are met:		-				Yes/N	Yes/No
	a) Funding or assistance provided below is binding and unconditional except as set for	forth in this sec	ction.		Unmet criterion res	ults in no	a)	
	b) Resources will be utilized if the project is selected for funding by DCA.				points!		b)	
	c) Loans are for both construction and permanent financing phases.						c)	
	d) Loans are for a minimum period of ten years and reflect interest rates at or below				38 loans must reflect	interest	d)	
	rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Repor							
	e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for point		,				e)	
	f) If 538 loans are beng considered for points in this section, the funds will be obligated as the funds will be obligated by the funds will be obligated b	ted by USDA b	y September 3	0, 2017.			f)	
1.	Qualifying Sources - New loans or new grants from the following sources:			Amount	•	-	Amount	ı
	a) Federal Home Loan Bank Affordable Housing Program (AHP)		a)		a	′		
	b) Replacement Housing Factor Funds or other HUD PHI fund		b)		b	<u> </u>		
	c) HOME Funds		c)		C)		
	d) Beltline Grant/Loan		d)		d e	(
	e) Historic tax credit proceeds f) Community Development Block Grant (CDBG) program funds		e) f)		-			
	g) National Housing Trust Fund		g)		· '			
	h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fu	fund	9/ ₁ h)		<u>g</u> h			
	i) Foundation grants, or loans based from grant proceeds per QAP	unu	i)		''			
	j) Federal Government grant funds or loans		i)		i			
	Total Qualifying Sources (TQS):		"	0	1		0	
2		to (TDC):		-	4 1		-	
۷.	Point Scale Total Development Costs		-	4,614,580	=		0.00000	
	Scoring Justification per Applicant TQS as a Percent of TD0	iC.		0.0000%		1	0.0000%	
	DCAIa Commonte.							
	DCA's Comments:							

16. INNOVATIVE PROJECT CONCEPT

3

٠٠.	gia Department of Community Atlanto	riousing rinano	Jana Do	оюринон	CBITTOIC
	PART NINE - SCORING CRITERIA - 2017-0 Quail Hollow I Apartments, Homerville,	Clinch 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 s Failure to do so will result in a one (1) point "Application Completeness" deduction.	coring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	Is the applicant claiming these points?				
	Selection Criteria	Ranking Pts Value Ran	ge	Ra	anking Pts
	1. Presentation of the project concept narrative in the Application.	0 - 10		1.	
	2. Uniqueness of innovation.	0 - 10		2.	
	 Demonstrated replicability of the innovation. Leveraged operating funding 	0 - 5 0 - 5		3. 4	
	5. Measureable benefit to tenants	0 - 5		5.	
	6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.	0 - 5	-	6.	
	DCA's Comments:	0 - 40		Total:	0
17.	INTEGRATED SUPPORTIVE HOUSING		3	0	0
A.	Integrated Supportive Housing/ Section 811 RA 10% of Total Units (max):	6	2	A. 0	0
	1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the Total Low Income Units	54	<u> </u>	1.	
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and Min 1 BR LI Units required is prepared to accept the full utilization by DCA of 10% of the units?	5			
	Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restrict.	ion for all DDA units?	J	2.	
	3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?	IOII IOI AII FRA UIIIS?		3.	
	4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?			4.	
R	Target Population Preference		3	в. 0	0
υ.	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	3	1.	0
	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	n:	<u> </u>		
	2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units:	0	0.0%	2.	
	Scoring Justification per Applicant				
	DCA's Comments:				
	DOA'S COMMENS.				
18	HISTORIC PRESERVATION (choose A or B)		2	0	0
	The property is:	0	_ 1		
^	Historic and Adaptive Reuse Historic and Adaptive Reuse		2	Δ	
A.	The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units	55	2	Α.	
	certified historic structure. % of Total	0.00%	-		
	<< Enter here Applicant's Narrative of how building will be reused >>				
В.	Historic Nbr Historic units:	0	1	В.	
	The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Total Units	55		<u> </u>	
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%	J		
	DCA's Comments:				

	PART NINE - SCORI	NG CRITERIA - 2017-0 Quail Hollow I Apartments, Ho	omerville, Clinch County			
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain	icants must include comments in sections where points are claimed. In only to the corresponding funding round and have no effect on subsequent or future family will result in a one (1) point "Application Completeness" deduction.	funding round scoring decisions.	Score Value	Self Score	DCA Score
			TOTALS:	92	20	20
19.	HEALTHY HOUSING INITIATIVES	(choose A or B or C)		3	0	0
	Pre-requisites:				Agree or Y/N	Agree or Y/N
	1. In Application submitted, Applicant used the following n	needs data to more efficiently target the proposed initiative for a propose	ed property:			
	a) A local Community Health Needs Assessment (CHNA)					
	b) The "County Health Rankings & Reports" website:	http://www.countyhealthrankings.org/health-gaps/georgi	<u>ia</u>			
	c) The Center for Disease Control and Prevention – Comr	· · · ·				
	2. The Applicant identified target healthy initiatives to loca					
	Explain the need for the targeted health initiative propose	sed in this section.				
Α.	Preventive Health Screening/Wellness Program for	or Residents th screenings and or Wellness Services at the proposed project?		3	a) 0	0
	b) The services will be provided at least monthly and b				b)	
		d preventive health care education and information for the residents?			c)	
	2. Description of Service (Enter "N/a" if necessary)		Occurre	nce	Cost to	Resident
	a)					
	c)					
	d)					
В.	Healthy Eating Initiative			2	0	0
	Applicant agrees to provide a Healthy Eating Initiative, as de				,	
	The community garden and edible landscape will:	a) Emphasize the importance of local, seasonal, and healthy food?b) Have a minimum planting area of at least 400 square feet?			a) b)	
		c) Provide a water source nearby for watering the garden?d) Be surrounded on all sides with fence of weatherproof constructio	nn?		c) d)	
		e) Meet the additional criteria outlined in DCA's Architectural Manual			e)	
	2. The monthly healthy eating programs will be provided fr	ree of charge to the residents and will feature related events?			2.	
	Description of Monthly Healthy Eating Programs		Description of Related Event			
	a)					
	b)					

PART NINE - SC	ORING CRITERIA	- 2017-0 Quai	I Hollow I A	partments, F	lomerville, Cli	nch County			
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews	: Applicants must include concertain only to the correspond do so will result in a one (1)	ling funding round and	have no effect on s	subsequent or future	e funding round scoring		Score Value	Score Sc	
						TOTALS:	92	20 2	20
d)									
C. Healthy Activity Initiative				_			2	0	0
Applicant agrees to provide a Healthy Activity Initiative 1. The dedicated multi-purpose walking trail that is 1/2					enter type of Health	y Activity Initiative he	re >>		
a) Be well illuminated? a) Be well illuminated?	Tille of longer that profi	a)	ing, or biking wi	II.	f) Provide trash r	eceptacles?	f)	
b) Contain an asphalt or concrete surface?		b)				tional criteria outlined	in DCA's g)	
c) Include benches or sitting areas throughout cours	e of trail?	c)			Architectural Mar	nual – Amenities Guid	ebook?		
d) Provide distance signage?e) Provide 1 piece of fitness equipment per every 1/8	mile of trail?	d) e)			Length of Trail			mil	000
2. The monthly educational information will be provided by the provided the provided by the pr		- / [d events?		Lenguror man		2	11111	ES
Scoring Justification per Applicant	led free of charge to the	residents on relate	a events:				2		
DCA's Comments:									
20. QUALITY EDUCATION AREAS Application develops a property located in the attendar	nce zone of one or more	high-performing sc	hools as determ	nined by the stat	e CCRPI?		3	0	0
NOTE: 2013-2016 District / School S	System - from state CCR	PI website:		<u> </u>			1		
CCRPI Data Must Tenancy			Elderly						
Be Used If Charter school	used, does it have a des	ignated (not distric	,						
	Crades Paried	01 1 0 1 10			m School Years E		Average CCRPI	CCRPI >	
School Level School Name (from state CCRPI webs	ite) Grades Served	Charter School?	2013	2014	2015	2016	Score	State Avera	ge?
b) Middle/Junior High									
c) High									
d) Primary/Elementary								i 	$\overline{}$
e) Middle/Junior High									
f) High									
Scoring Justification per Applicant									
DCA's Comments:									
21. WORKFORCE HOUSING NEED (choose	se A or B)	(Must use 2014 da	ata from "OnThe	eMap" tool, but	2015 data may be	used if available)	2	0	0

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

2

,	5.e. = e p e e			=0			The stemmig is through		. o.opo.	
		P/	ART NINE - SCORING CRITERIA	- 2017-0 Quai	I Hollow I Apa	artments, Homerville,	Clinch County			
	<u>Disclaimer:</u> DC	CA Threshold and So	REMINDER: Applicants must include control section reviews pertain only to the corresponders are failure to do so will result in a one (1)	ding funding round and I	have no effect on sub	sequent or future funding round so	oring decisions.	Score Value	Self Score	DCA Score
							TOTALS:	92	20	20
OR	B. Exceed the min	nimum jobs thres	hold by 50%					2		
	Jobs	City of			tlanta Metro			Other	Rural	
	Threshold	Atlanta	(Cherokee, Clayton, Cobb	, DeKalb, Douglas,	Fayette, Fulton, C	Swinnett, Henry and Rockdal	e counties)	MSA	Area	_
	Minimum	20,000			15,000			6,000	3,000	
	Project Site									
	Min Exceeded by:	0.00%			0.00%			0.00%	0.00%	
	Total Nbr of Jobs w/ Nbr of Jobs in 2-mile	in the 2-mile rad e radius w/ worke w/in the 2-mile r	(from chart above) Nbr of Jobs: ius: ers who travel > 10 miles to work: adius w/ workers travelling over 10 miles	Per Applicant 0.00%	Per DCA 0.00%	Project City Project Coun HUD SA MSA / Non-M Urban or Rur	Clinch Co. Non-MSA			
22	DCA's Comments:	/ DEDEODM						40	40	140
<i>22.</i>	COMPLIANCE A Base Score Deductions Additions Scoring Justification		ANCE					10	10	10
	DCA's Comments:									
					EXCEPTIONAL	RE . NONPROFIT POINTS PROJECT CONCEPT PO	INTS	92	20	20 0 0
				NET POSSIBL	E SCORE WI	THOUT DCA EXTRA I	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 Quail Hollow I Apartments, Homerville, Clinch County		
REMINDER: Applicants must include comments in sections where points are claimed. Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.	Score Value	Self DCA Score Score
TOTALS:	92	20 20

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

Quail Hollow I Apartments Homerville, Clinch County

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

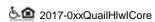
Georgia Department of Community Affairs

DRAFT 2017 Funding Application

Housing Finance and Development Division

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

Quail Hollow I Apartments Homerville, Clinch County



Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Quail Hollow I Apartments Homerville, Clinch County

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

Scoring Section 16 - Innovative Project Concept Narrative

Quail Hollow I Apartments Homerville, Clinch County

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

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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

Printed Name	Title
Signature	Date
	[SEAL]

APPLICANT/OWNER

<u>alegory</u> runding Limits			Specification LIHTC				Scale Per Project Per Project		Flexible Pool Rural Pool Extraordinal	l y Circumstance	s Walver			Minimum n/a n/a n/a	Maximum 950,000 850,000 1,200,000	
			HOME HUD PIH Offic	e of Capital Impro	ovements - Total De	evelopment Costs	Per Owner P Per Project	er Round (%		,	s wave			n/a 1,000,000 n/a	1,800,000 2,000,000 25%	
		_			Unit TDC Limit by			1	Historic / C					droom Size		
	MSA Albany Albany Albany	Type Detached/Se Elevator Row House	97,421 112,781	1 157,510 136,390 147,999	2 191,153 175,358 180,148	3 233,904 233,811 221,709	4+ 275,297 292,264 263,370	J	MSA Abany Abany Abany	Type Detached/Se Elevator Row House	0 132,290 107,163 124,059	1 173,261 150,029 162,798	2 210,268 192,893 198,162	3 257,294 257,192 243,879	4+ 302,826 321,490 289,707	
	Albany Athens Athens	Walkup Detached/Se Elevator	100,476	129,089 162,434 140,667 152,579	163,659 197,155 180,857	213,583 241,296 241,143	266,118 284,013 301,429		Albany Albens Albens	Walkup Detached/Se Elevator	102,840 136,402 110,523	141,997 178,677 154,733	180,024 216,870 198,942	234,941 265,425 265,257	292,729 312,414 331,571	
	Athens Atlanta	Row House Walkup Detached/Se Elevator	116,248 96,302 1 139,407 112,784	132,960 182,430 157.897	185,753 168,552 221,255 203,010	228,661 219,940 270,488	271,655 274,032 318,270		Athens Athens Atlanta Atlanta	Row House Walkup Detached/Se	127,872 105,932 153,347	167,836 146,256 200,673	204,328 185,407 243,380	251,527 241,934 297,536	298,820 301,435 350,097	
	Atlanta Atlanta Atlanta	Row House Walkup	130,931 108,868	171,658 150,379	208,792 190,725	270,681 256,678 249,057	338,351 304,763 310,346		Atlanta Atlanta	Elevator Row House Walkup	124,062 144,024 119,754	173,686 188,823 165,416	223,311 229,671 209,797	297,749 282,345 273,962	372,186 335,239 341,380	
	Augusta Augusta Augusta	Detached/Se Elevator Row House	103,683 121,141	167,884 145,157 158,487	203,317 186,630 192,445	248,031 248,840 235,984	291,664 311,050 279,881		Augusta Augusta Augusta	Detached/Se Elevator Row House	141,387 114,051 133,255	184,672 159,672 174,335	223,648 205,293 211,689	272,834 273,724 259,582	320,830 342,155 307,869	
	Chattanooga		107,835	140,219 174,341 150,968	177,997 211,588 194,102	232,756 258,924 258,803	290,094 304,750 323,504		Augusta Chattnooga Chattnooga	Elevator	111,567 146,419 118,618	154,240 191,775 166,064	195,796 232,746 213,512	256,031 284,816 284,683	319,103 335,225 355,854	
	Chattanooga Chattanooga Columbus		124,813 103,445 1 121,194	163,799 142,830 158,615	199,390 181,076 192,390	245,408 236,303 235,232	291,530 294,424 276,796		Chattnooga Chattnooga Columbus	Row House Walkup Detached/Se	137,294 113,789 133,313	180,178 157,113 174,476	219,329 199,183 211,629	269,948 259,933 258,755	320,683 323,866 304,475	
	Columbus Columbus Columbus	Elevator Row House Walkup	98,067 113,800 94,582	137,294 149,219 130,638	176,521 181,518 165,678	235,361 223,185 216,331	294,201 265,013 269,563		Columbus Columbus Columbus	Elevator Row House Walkup	107,873 125,180 104,040	151,023 164,140 143,701	194,173 199,669 182,245	258,897 245,503 237,964	323,621 291,514 296,519	
	Macon Macon Macon	Detached/Se Elevator Row House	99,250 114,820	160,449 138,950 150,709	194,750 178,650 183,480	238,357 238,200 225,870	280,557 297,750 268,343		Macon Macon Macon	Detached/Se Elevator Row House	134,732 109,175 126,302	176,493 152,845 165,779	214,225 196,515 201,828	262,192 262,020 248,457	308,612 327,525 295,177	
	Macon Savannah Savannah	Walkup Detached/Se Elevator	104,177	131,315 168,462 145,848	166,465 204,394 187,519	217,213 250,016 250,025	270,634 294,230 312,532		Macon Savannah Savannah	Walkup Detached/Se Elevator	104,623 141,535 114,594	144,446 185,308 160,432	183,111 224,833 206,270	238,934 275,017 275,027	297,697 323,653 343,785	
	Savannah Savannah Valdosta	Row House Walkup Detached/Se	120,734 100,204 117,818	158,379 138,379 154,420	192,727 175,464 187,511	237,087 229,044 229,637	281,584 285,392 270,341		Savannah Savannah Valdosta	Row House Walkup Detached/Se	132,807 110,224 129,599	174,216 152,216 169,862	211,999 193,010 206,262	260,795 251,948 252,600	309,742 313,931 297,375	
	Valdosta Valdosta Valdosta	Elevator Row House Walkup	95,549 110,334 91,210	133,769 144,909 125,895	171,988 176,506 159,553	229,318 217,443 208,108	286,647 258,414 259,274		Valdosta Valdosta Valdosta	Elevator Row House Walkup	105,103 121,367 100.331	147,145 159,399 138,484	189,186 194,156 175,508	252,249 239,187 228,918	315,311 284,255 285,201	
				(3) Unit Subsidy L			0 BR 110,481	1 BR 126,647	2 BR 154,003	3 BR	4 BR 199,229	1		Minimum 1,000	Maximum 0	Maximum is project-sp
Category			Specification .				Scale Scale	,544			.,	1		Minimum	Maximum	broken, ah
Innual Operating Expenses Annual Operating Expense			Rural	City of Atlanta Other MSA MSA			Per Unit Per Unit Per Unit							4,500 4,000 3,500	nla nla nla	
Replacement Reserve Pyr	nt			Non-MSA w/out I Non-MSA with U			Per Unit Per Unit Per Unit Per Unit Per Unit							3,000 3,000 350 250 420	n/a n/a n/a n/a n/a	
levelopment Costs Pre-Development Costs			Historic Rehab)			Per Unit	For Profit or J	dat Ventur					420	n/a 500	
Pre-Development Costs			Tax Credit App Tax Credit Let				Per Project -							5,	500 500 000	
Hard Costs Construction Contingency				onsent Loan Pre			Per Project - Avg Per "Dw	Nonprofit elling" unit hare % of Constru	l costs - not in	cluding commun	nity bldgs and o	common areas	i.		5% 500.000	
Ruilder Drofit			Rehab				LESSER OF OR Dollar am	% of Construi						N/A N/A	7% 500,000	
Builder's Overhead General Requirements (exc	lusive of Contracto	r Svcs)	n/a n/a n/a				% of (Constr	uction Hard Co	osts, exclusive	of Contingency of Contingency of Contingency	and Contracto	r Svcs)		n/a n/a n/a	6% 2% 6%	
Professional Services DCA-Related Costs			LIHTC Allocation	S Form 8609 Fee			Percent of Cr Percent of Cr								20,000 % %	
					LIHTC Fee (bot	ect Concept Amendments th 4% and 9%)	Per Unit	rmination							000 500 n/a	
					USDA 515 or U Single Family D HOME	RFA Fee etached or Duplex fee	Per Unit Per Dwelling Per Unit							400 1500 750	n/a n/a n/a	
Developer's Fee					Non-compliant i	Reinspection Fee	Per Unit or Fi Maximum Maximum Wa	lle alver Amount f	Plus travel or 4% bond a	polications					75 0,000 0,000	
			Identity of Inter	rest	New Constructi Acq / Rhb A		% of (TDC - 1 % of Existing	budgeted DF - Structures ao	Demo - uw L guisition cost (ition Legal Fee	s)		1	5% 5% 5%	
					Rehabilitation	6 DF to bldg acq	% of (TDC - % of (TDC -	budgeted DF - budgeted DF -	uw Land - Ad uw Land)	q Lgl Fees - Exi	sting Structure	s)		11	5% 5%	
			No Identity of I	erm (Years)			OR percenta		w cano - bud	geted DF - Bldr	pa URII j			0	5% ? 15	
Operating Deficit Reserve			Deferred DF 9	∘ or rotal DF			Mths of Year	1 Debt Servio 1 O&M Expen	se (out of 12)					6	50% n/a n/a	
Rent-Up Reserve LIHTC Final Inspection Fee Proforma Operating Foreca							Mths of proje Per Project	cted operating	expenses					3	n/a 000	}
Number of Persons in Fam Revenue Growth Rate		tage Adjustmer	nts for Rent Calc	culations			1 70% Per Operation		3 90%	4 Base	5 108%	6 116%	7 124%	8 132%	%	[
V&C Loss Rate (Non-PBR) V&C Loss Rate (PBRA/US Operating Expense Growth	DA) n Rate						Per Operation Per Operation Per Operation	n Year n Year						3	%	
Replacement Reserve Ann Operating Reserve Annual letasides	nual Payment G		Nonprofit				Per Operation		dit need						% % 96	
etasides Pools			CHDO Rural				Amount from Percent of av	state HOME a rallable 9% cre	dit pool					4,00	0,000	
Init Accessibility			Flexible Equipped for N	Mobility Disabled F	Residents		Percent of av	rallable 9% cre otal Units	dit pool						aining %	[[
-				With Roll-In Show		ts		nits Equipped	or Mobility Dis	abled					96	
							# Bdrms	amily Size A	djustments AFS							
							0 1 2 3	0.7 0.75 0.9 1.04	1 1.5 3 4.5							
							4 5	1.16 1.28	6 7.5							
							DCA UTILIT	Y ALLOV dive 1/1/2017					_			
Unit Type Larger Apartment	Use Heating	Appliance T Natural Gas Propane	0 BR 6 22	1 BR 8 30	NORTHERN 2 BR 10 37	3 BR 12 46	4 BR 16 56	0 BR 5 17	1 BR 8 26	2 BR 9 30	3 BR 11 39	4 BR 14 48	!]			
Apartment Building (5+ Units)	Cooking	Electric Electric Heat Natural Gas	9 4 2 2	13 5 3	17 6 3	20 9 4	26 11 5	6 2 2	11 2 3	13 3 4	16 4 5	20 5 6				
	Other Electric	Propane Electric Electric Electric	7 5 15	11 7 21 6	13 9 27 9	15 12 33 12	20 15 42 14	11 5 15 8	13 7 21 10	17 9 27 13	22 11 33 16	26 15 42 19				
	Hot Water	Natural Gas		4	6		8	3		- 6	8	- 0	1			

			_
			_
			_
1			
			_

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

	2016											
Area	AMI	State	County Name		(Non)Metropolitan SA	MSA?				Tax-Exempt		County
Albany Appling Co.	41,700 45,800	AL AK	Appling Alkinson	South South	Appling Co. Atkinson Co.	Non-MSA Non-MSA	Appling Coun Atkinson Cou	N N	Rural	Abbeville Housing Authority Acworth Downtown Development Authority	Abbeville Acworth	Wilcox Cobb
Athens-Clarke Cc	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon County	N	Rural	Adairsville Development Authority	Adairsville	Bartow
Alkinson Co. Atlanta-Sandy Sp	35,400 67,500	AR CA	Baker Baldwin	South North	Albany Baldwin Co.	MSA Non-MSA	Albany, GA M Baldwin Cour	N N	Urban Rural	Adairsville Downtown Development Authority Albany-Dougherty Inner City Authority	Adel Adrian	Cook Johnson
Augusta-Richmor	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County	N	Rural	Alma Downtown Development Authority	Alley	Montgomery
Bacon Co. Baldwin Co.	49,400 50,000	CT DE	Barrow Bartow	North North	Atlanta-Sandy Springs-Marietta Atlanta-Sandy Springs-Marietta	MSA MSA	Atlanta-Sandy Atlanta-Sandy	Y	Urban Urban	Arabi Industrial Development Authority Arlington Housing Authority	Alamo Alapaha	Wheeler Berrien
Banks Co. Ren Hill Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Coun	N	Rural			Dougherty
Ben Hill Co. Berrien Co.	36,200 43.700	FL GA	Berrien Bibb	South North	Berrien Co. Macon	Non-MSA MSA	Berrien Coun Macon, GA M	N Y	Rural Urban	Atkinson County-Coffee County Joint Development Author Atlanta Development Authority	Aldora Allenhurst	Lamar Liberty
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cour	N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wikinson
Brunswick Bulloch Co.	49,700 50,000	ID IL	Brantley Brooks	South South	Brunswick Valdosta	MSA MSA	Brunswick, G. Valdosta, GA	Y	Urban Urban	Bacon County Development Authority Banks/Habersham Counties Joint Development Authority	Alma Alpharetta	Bacon Fulton
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, Gi	Y	Urban	Barnesville Housing Authority	Alston	Montgomery
Calhoun Co. Camden Co.	40,600 61.700	IA KS	Bulloch Burke	South South	Bulloch Co. Augusta-Richmond Co.	Non-MSA MSA	Bulloch Coun Augusta-Rich	N Y	Rural	Bartow-Cartersville Joint Development Authority Ben Hill-Irwin Area Joint Development Authority	Alto Ambrose	Habersham Coffee
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y	Rural	Berrien County Development Authority	Americus	Sumter
Charlton Co. Chattannona	51,400 61,300	LA ME	Calhoun Camden	South South	Calhoun Co. Camden Co.	Non-MSA Non-MSA	Calhoun Cou Camden Cou	N N	Rural	Boston Downtown Development Authority Bowdon Housing Authority	Andersonville Appling	Sumter Columbia
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N	Rural	Brantley County Development Authority	Arabi	Crisp
Clay Co. Clinch Co.	29,100 43.900	MA MI	Carroll Catoosa	North North	Atlanta-Sandy Springs-Marietta Chattanooga	MSA MSA	Atlanta-Sandy Chattanooga,	Y	Urban Rural	Bremen Housing Authority Brooks County Development Authority	Aragon Arcade	Polk Jackson
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N	Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch
Colquitt Co. Columbus	39,800 51.800	MS MO	Chatham Chattahoochee	South North	Savannah Columbus	MSA MSA	Savannah, Ga Columbus, G	Y	Urban Rural	Bryan County-Pembroke Development Authority Butts, Henry, Lamar and Spalding County Joint Developme	Arlington Arnoldsville	Calhoun Oalethorpe
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Cc	N	Rural	Byron Development Authority	Ashburn	Turner
Crisp Co. Dalton	44,100 45,300	NE NV	Cherokee Clarke	North North	Atlanta-Sandy Springs-Marietta Athens-Clarke Co.	MSA MSA	Atlanta-Sandy Athens-Clarks	Y	Urban Urban	Byron Downtown Development Authority Byron Redevelopment Authority	Athens Atlanta	Clarke Fulton
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N	Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur
Dodge Co. Dooly Co.	51,400 39.600	NJ NM	Clayton Clinch	North South	Atlanta-Sandy Springs-Marietta Clinch Co.	MSA Non-MSA	Atlanta-Sandy Clinch County	N N	Urban Rural	Camden County Joint Development Authority Canton Development Authority	Auburn Augusta	Barrow Richmond
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Carrollton Redevelopment Authority	Austell	Cobb
Elbert Co. Emanuel Co.	42,500 38.400	NC ND	Coffee Colaultt	South South	Coffee Co. Colguit Co.	Non-MSA Non-MSA	Coffee Count Colguitt Coun	N N	Rural	Cartersville Development Authority Cartersville Downtown Development Authority	Avalon Avera	Stephens Jefferson
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Catoosa County Development Authority	Avondale Estati	DeKalb
Fannin Co. Franklin Co.	41,900 47,100	OK OR	Cook Coweta	South North	Cook Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Cook County Atlanta-Sandy	N	Rural Urban	Cedartown Development Authority Cedartown Downtown Development Authority	Baconton Bainbridge	Mitchell Decatur
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Ý	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham
Glimer Co. Glascock Co.	45,800 50,600	RI SC	Crisp Dade	South North	Crisp Co. Chattanooga	Non-MSA MSA	Crisp County Chattanooga,	N Y	Rural	Central Savannah River Area Unified Development Authori Central Valdosta Development Authority		Cherokee Lamar
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson
Grady Co. Greene Co.	39,800 52.300	TN TX	Decatur Dekalb	South North	Decatur Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Decatur Cour Atlanta-Sandy	N	Rural Urban	Chattooga County Development Authority Cherokee County Development Authority	Barwick Baxley	Thomas Appling
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N	Rural	City of Alpharetta Development Authority	Bellville	Evans
Hancock Co. Haralson Co.	36,700 50,400	VT VA	Dooly Dougherty	South South	Dooly Co. Albany	Non-MSA MSA	Dooly County Albany, GA M	N	Rural Urban	City of Barnesville and County of Lamar Development Auth City of Cairo Development Authority	Belvedere Park Berkeley Lake	DeKalb Gwinnett
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ý	Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt
Hinesville - Fort S Irwin Co.	46,700 51,400	WV WI	Early Echols	South South	Early Co. Valdosta	Non-MSA MSA	Early County, Valdosta GA	N Y	Rural	City of Clayton Downtown Development Authority City of Commerce Downtown Development Authority	Bethlehem Between	Barrow Walton
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, Gi	Ý	Rural	City of Cumming Development Authority		Muscogee
Jeff Davis Co. Jefferson Co.	43,700 35,700		Elbert Emanuel	North	Elbert Co. Emanuel Co.	Non-MSA Non-MSA	Elbert County Emanuel Cou	N N	Rural	City of Dawson Development Authority City of Dublin and County of Laurens Development Authori		Oconee Pierce
Jenkins Co.	36,400		Evans	South South	Evans Co.	Non-MSA	Evans County	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry
Johnson Co. Lamar Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Count	N	Rural	City of Fayetteville Downtown Development Authority City of Jesup Downtown Development Authority	Blairsville	Union
Lamar Co. Laurens Co.	51,100 45,100		Fayette Floyd	North North	Atlanta-Sandy Springs-Marietta Rome	MSA MSA	Atlanta-Sandy Rome, GA M	Y	Urban Urban	City of Stockbridge, Georgia Downtown Development Auth	Blakely Bloomingdale	Early Chatham
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta Franklin Co	MSA N== MCA	Atlanta-Sandy	Y	Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin
Long Co. Lumpkin Co.	51,900 58,300		Franklin Fulton	North North	Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Franklin Cour Atlanta-Sandy	N Y	Rural Urban	City of Sylvania Downtown Development Authority City of Washington Downtown Development Authority	Blufton Blythe	Clay Richmond
Macon	48,100 38.700		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N	Rural	City of Willacoochee Development Authority Clay County Development Authority	Bogart	Oconee
Macon Co. Meriwether Co.	38,700 44,700		Glascock Glynn	North South	Glascock Co. Brunswick	Non-MSA MSA	Glascock Cou Brunswick, G	N Y	Rural Urban	Clinch County Development Authority	Bonanza Boston	Clayton Thomas
Miler Co. Mitchell Co.	42,100 42.600		Gordon Grady	North South	Gordon Co.	Non-MSA Non-MSA	Gordon Cour	N N	Rural	Consolidated Housing Authority of Talbot County, Georgia Coweta County Development Authority	Bostwick Bowrlon	Morgan Carroll
Monroe Co.	59,000		Greene	North	Grady Co. Greene Co.	Non-MSA	Grady County Greene Cour	N	Rural	Coweta, Fayette, Meriwether Joint Development Authority		Hart
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert
Morgan Co. Murray Co.	56,500 46,000		Habersham Hall	North North	Habersham Co. Gainesville	Non-MSA MSA	Habersham (Gainesville, G	N Y	Rural Urban	Dahlonega Downtown Development Authority Development Authority for the City of Savannah	Braselton Braswell	Jackson Paulding
Peach Co. Pierce Co.	53,900 49,000		Hancock Haralson	North North	Hancock Co. Haralson Co.	Non-MSA MSA	Hancock Cou Haralson Cou	N	Rural	Development Authority of Appling County Development Authority of Alkinson County	Bremen Brinson	Haralson Decatur
Polk Co.	50,000		Harris	North	Columbus	MSA	Columbus, G	Ý	Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell
Pulaski Co. Putnam Co.	49,500 52,700		Hart Heard	North North	Hart Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Hart County, Atlanta-Sand	N	Rural	Development Authority of Baker County	Brookhaven Brooklet	DeKalb Bulloch
Quitman Co.	34.200		Heard	North	Atlanta-Sandy Springs-Marietta Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy Atlanta-Sandy	Ϋ́Υ	Urban Urban	Development Authority of Banks County Development Authority of Bartow County		Favette
Rabun Co.	52,200		Houston	North	Warner Robins	MSA	Warner Robir	Y	Urban	Development Authority of Ben Hill County	Broxton	Coffee
Randolph Co. Rome	36,900 48,600		Irwin Jackson	South North	Invin Co. Jackson Co.	Non-MSA Non-MSA	Irwin County, Jackson Cour	N N	Rural	Development Authority of Bibb County Development Authority of Brooks County, Georgia	Brunswick Buchanan	Glynn Haralson
Savannah	63,500		Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of Bulloch County	Buckhead	Morgan
Schley Co. Screven Co.	53,800 47,800		Jeff Davis Jefferson	South North	Jeff Davis Co. Jefferson Co.	Non-MSA Non-MSA	Jeff Davis Co Jefferson Co	N N	Rural	Development Authority of Burke County Development Authority of Butts County	Buena Vista Buford	Marion Gwinnett
Seminole Co.	39,200 48,200		Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Coun	N	Rural	Development Authority of Carroll County	Butler	Taylor
Stephens Co. Stewart Co.	48,200 33,400		Johnson Jones	North North	Johnson Co. Macon	Non-MSA MSA	Johnson Cou Macon, GA M	N Y	Rural	Development Authority of Cartersville Development Authority of Catoosa County	Byromville Byron	Dooly Peach
Sumter Co.	44,300		Lamar	North	Lamar Co. Valdosta	MSA	Lamar Count	Y	Rural	Development Authority of Chattooga County	Cadwell	Laurens
Talbot Co. Tallaferro Co.	40,000 37,500		Lanier Laurens	South North	Laurens Co.	MSA Non-MSA	Valdosta, GA Laurens Cou	N N	Rural Rural	Development Authority of Cherokee County Development Authority of City of Edison, Georgia	Calro Calhoun	Grady Gordon
Tattnall Co. Taylor Co.	48,400 35,900		Lee Liberty	South South	Albany Hinesville-Fort Stewart	MSA MSA	Albany, GA M Hinesville-For	Y	Rural Urban	Development Authority of Clayton County Development Authority of Cobb County	Calvary Camak	Grady Warren
Telfair Co.	34,500		Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Ϋ́Υ	Rural	Development Authority of Columbia County	Camilla	Mitchell
Thomas Co. Tift Co.	44,000 42,800		Long Lowndes	South South	Long Co. Valdosta	MSA MSA	Long County, Valdosta. GA	Y	Rural	Development Authority of Columbus, Georgia Development Authority of Convers, Georgia	Candler-McAfe Canon	DeKalb Franklin
Toombs Co.	47,700		Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N	Urban Rural	Development Authority of Coweta County		Emanuel
Towns Co.	46,900 47.500		Macon	North	Macon Co.	Non-MSA	Macon Count	N	Rural	Development Authority of Crawford County	Canton Carl	Cherokee
Treutlen Co. Troup Co.	47,500 52.000		Madison Marion	North North	Athens-Clarke Co. Columbus	MSA MSA	Athens-Clarks Columbus. G	Ϋ́Υ	Rural	Development Authority of Crisp County Development Authority of Dawson County	Carlton	Barrow Madison
Turner Co.	35,100		McDuffle	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Development Authority of DeKalb County	Carnesville	Franklin
Union Co. Upson Co.	49,000 44,700		McIntosh Meriwether	South North	Brunswick Merlwether Co.	MSA MSA	Brunswick, G. Meriwether C	Y	Rural Rural	Development Authority of Dougherty County Development Authority of Douglas County	Carrolton Cartersville	Carroll Bartow
Valdosta	50,300		Miler	South	Miller Co.	Non-MSA	Miller County,	N	Rural	Development Authority of Early County	Cave Spring	Floyd
Ware Co. Warner Robins	47,700 59,300		Mitchell Monroe	South North	Mitchell Co. Monroe Co.	Non-MSA MSA	Mitchell Coun Monroe Cour	N Y	Rural Rural	Development Authority of Eltingham County Development Authority of Elbert County, Elberton and Bow	Cedl Cedar Springs	Cook Early
Warren Co.	34,900		Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N	Rural	Development Authority of Emanuel County	Cedartown	Polk
Washington Co. Wayne Co.	47,000 44,600		Morgan Murray	North North	Morgan Co. Murray Co.	MSA MSA	Morgan Cour Murray Coun	Y	Rural Rural	Development Authority of Emanuel County and the City of Development Authority of Fairburn	Centerville Centralhatchee	Houston Heard
Webster Co.	52,800		Muscogee	North	Columbus	MSA	Columbus, G	Y	Urban	Development Authority of Floyd County	Chamblee	DeKalb
Wheeler Co. White Co.	32,400 52.600		Newton Oconee	North North	Atlanta-Sandy Springs-Marietta Athens-Clarke Co.	MSA MSA	Atlanta-Sandy Athens-Clarks	Y	Urban Rural	Development Authority of Forsyth County Development Authority of Fulton County	Chatsworth Chattahoochee	Murray Fulton
Wilcox Co.	39,600		Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clarks	Y	Rural	Development Authority of Gordon County	Chattanooga V	Walker
Wikes Co. Wikinson Co.	40,600 45.200		Paulding Peach	North North	Atlanta-Sandy Springs-Marietta Peach Co.	MSA Non-MSA	Atlanta-Sandy Peach Count	Y N	Urban Rural	Development Authority of Gwinnett County Development Authority of Haralson County		Dodge Glmer
			Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of Harris County	Chester	Dodge
			Pierce Pike	South North	Pierce Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA	Pierce Count Atlanta-Sandy	N Y	Rural Urban	Development Authority of Heard County Development Authority of Houston County		Walker Habersham
			Polk	North	Polk Co.	Non-MSA	Polk County,	N	Rural	Development Authority of Jasper County	Clarkston	DeKalb
			Pulaski Putnam	South North	Pulaski Co. Putnam Co.	Non-MSA Non-MSA	Pulaski Count Putnam Cour	N N	Rural	Development Authority of Jefferson County Development Authority of Jefferson, Georgia	Clayton	Evans Rabun
			Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N	Rural	Development Authority of Jenkins County	Clermont	Hall
			Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White

	Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA MSA	Randolph Co Augusta-Rich Atlanta-Sandy	N Y Y	Urban Urban	Development Authority of Jones County Development Authority of LaFayette Development Authority of LaGrange	Cobbtown Cochran	Decatur Tattnall Bleckley
h h	Schley Co. Screven Co.	Non-MSA Non-MSA	Schley Count Screven Cou	N N	Rural Rural	Development Authority of Lanier County Development Authority of Lawrenceville, GA	Colbert	Whitfield Madison
	Select City first Seminole Co.	Non-MSA	Seminole Cor	N		Development Authority of Lee County Development Authority of Lumpkin County	Coleman	Randolph Fulton
h h	Atlanta-Sandy Springs-Marietta Stephens Co.	MSA Non-MSA	Atlanta-Sandy Stephens Co	Y N	Urban Rural	Development Authority of Macon County Development Authority of Macon County Development Authority of McDuffie County	Collins	Tattnall Miler
h	Stewart Co.	Non-MSA	Stewart Cour	N	Rural	Development Authority of McDuffle County and the City of 1	Columbus	Muscogee
h h	Sumter Co. Talbot Co.	Non-MSA Non-MSA	Sumter County Talbot County	N N		Development Authority of Mitchell County Development Authority of Monroe County	Commerce	Madison Jackson
h h	Tallaferro Co. Tattnall Co.	Non-MSA Non-MSA	Tallaferro Cou Tattnall Coun	N N	Rural Rural	Development Authority of Morgan County Development Authority of Palmetto	Conley	Pike Clayton
h h	Taylor Co. Telfair Co.	Non-MSA Non-MSA	Taylor County Telfair County	N N	Rural Rural	Development Authority of Peach County Development Authority of Peachtree City	Convers Cooldge	Rockdale Thomas
h h	Albany Thomas Co.	MSA Non-MSA	Albany, GA M Thomas Cou	Y N	Rural Rural	Development Authority of Pike County Development Authority of Polk County	Cordele Corinth	Crisp Heard
h h	Tift Co. Toombs Co.	Non-MSA Non-MSA	Tift County, G Toombs Cou	N N	Rural Rural	Development Authority of Rabun County Development Authority of Richmond County	Cornella Country Club E	Habershan Bulloch
h h	Towns Co. Treutlen Co.	Non-MSA Non-MSA	Towns Count Treutlen Cou	N N	Rural	Development Authority of Rockdale County Development Authority of Screven County	Covington	Newton Oglethorps
h	Troup Co.	Non-MSA	Troup County	N	Rural	Development Authority of Seminole County and Donalsonv	Crawfordville	Tallaferro
h h	Turner Co. Macon	Non-MSA MSA	Turner Count Macon, GA M	N Y	Rural Rural	Development Authority of St. Marys Development Authority of Talbot County		Monroe
h h	Union Co. Upson Co.	Non-MSA Non-MSA	Union County Upson Count	N N	Rural Rural	Development Authority of Telfair County Development Authority of the City of Americus		Forsyth Chattahoo
h h	Chattanooga Atlanta-Sandy Springs-Marietta	MSA MSA	Chattanooga, Atlanta-Sandy	Y	Rural Urban	Development Authority of the City of Bowdon Development Authority of the City of Dalton		Randolph Gwinnett
h h	Ware Co. Warren Co.	Non-MSA Non-MSA	Ware County Warren Coun	N N	Rural Rural	Development Authority of the City of Folkston and Charlton Development Authority of the City of Homeland		Lumpkin Evans
h h	Washington Co. Wayne Co.	Non-MSA Non-MSA	Washington C Wayne Count	N N	Rural	Development Authority of the City of Jasper Development Authority of the City of Jeffersonville and Twig	Dallas	Paulding Whitfield
h h	Webster Co. Wheeler Co.	Non-MSA Non-MSA	Webster Cou Wheeler Cou	N N	Rural Rural	Development Authority of the City of Marietta Development Authority of the City of Milledgeville and Baldv	Damascus	Early Madison
h	White Co. Dalton	Non-MSA MSA	White County Datton, GA H	N Y	Rural	Development Authority of the City of Newnan	Danville	Wikinson
h	Wilcox Co.	Non-MSA	Wilcox Count	N	Urban Rural	Development Authority of the City of Oakwood Development Authority of the City of Roswell	Dasher	Lowndes
h h	Wikes Co. Wikinson Co.	Non-MSA Non-MSA	Wilkes County Wilkinson Cou	N N	Rural Rural	Development Authority of the City of Vienna Development Authority of the Unified Government of Ather	Dawson	Washington Terrell
h	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Tift County Development Authority of Union County	De Soto	Dawson Sumter
						Development Authority of Vidalia Development Authority of Walton County		McDuffle DeKalb
						Development Authority of Warner Robins Development Authority of Warren County		Ware Washington
						Development Authority of Washington County Development Authority of Wheeler County		Habershan Jeff Davis
						Development Authority of White County	Dewy Rose	Jeff Davis Elbert Laurens
						Development Authority of Whitfield County Development Authority of Wikinson County	Dillard	Rabun
						Downtown Athens Development Authority Downtown Camilla Development Authority	Doerun	Glynn Colquitt
						Downtown Dalton Development Authority Downtown Development Authority for the City of Garden C	Dooling	Seminole Dooly
						Downtown Development Authority for the City of Hahira, Go Downtown Development Authority for the City of Savannah	Douglas	DeKalb Coffee
						Downtown Development Authority for the City of Warner R Downtown Development Authority of Adel, Georgia	Douglasville Druid Hills	Douglas DeKalb
						Downtown Development Authority of Albany, Georgia Downtown Development Authority of Augusta-Richmond C	Dublin	Clinch Laurens
						Downtown Development Authority of Austell Downtown Development Authority of Avondale Estates	Dudley Duluth	Laurens Gwinnett
						Downtown Development Authority of Barnesville Downtown Development Authority of Baxley	Dunwoody Dutch Island	DeKalb Chatham
						Downtown Development Authority of Bremen Downtown Development Authority of Brunswick	Eagle Grove East Dublin	Hart Laurens
						Downtown Development Authority of Centerville Downtown Development Authority of Chatsworth	East Elljay	Gilmer Spalding
						Downtown Development Authority of Columbus, Georgia Downtown Development Authority of Cordele	East Newnan	Coweta Fulton
						Downtown Development Authority of Cuthbert, Georgia Downtown Development Authority of Douglas	Eastman	Dodge Putnam
						Downtown Development Authority of Fairburn	Edgehill	Glascock Calhoun
						Downtown Development Authority of Fitzgerald Downtown Development Authority of Forsyth Downtown Development Authority of Fort Colons, Coordin	Elberton	Elbert Schley
						Downtown Development Authority of Fort Gaines, Georgia Downtown Development Authority of Hampton	Ellenton	Colquitt
						Downtown Development Authority of Hartwell, Georgia Downtown Development Authority of Hinesville, Georgia	Emerson	Gilmer Bartow
						Downtown Development Authority of Holly Springs Downtown Development Authority of Lawrenceville, GA	Enigma	Dodge Berrien
						Downtown Development Authority of Madison Downtown Development Authority of Maysville	Epworth	Heard Fannin
						Downtown Development Authority of Millen, Georgia Downtown Development Authority of Monticello, Georgia	Eton	Murray Bartow
						Downtown Development Authority of Moultrie Downtown Development Authority of Pitts, Georgia	Evans	Columbia Spalding
						Downtown Development Authority of Smyrna	Fair Oaks	Cobb Fulton
						Downtown Development Authority of Snellville, Georgia Downtown Development Authority of Social Circle	Fairmount	Gordon Walker
						Downtown Development Authority of the City of Atlanta Downtown Development Authority of the City of Baconton	Fargo	Clinch
						Downtown Development Authority of the City of Buford Downtown Development Authority of the City of Canton, G	Fitzgerald	Fayette Ben Hill
						Downtown Development Authority of the City of Dallas, Ger Downtown Development Authority of the City of Darlen	Flemington Flovilla	Liberty Butts
						Downtown Development Authority of the City of Dawson Downtown Development Authority of the City of Decatur		Charlton
						Downtown Development Authority of the City of Douglasville Downtown Development Authority of the City of Greensbor	Forest Park Forsyth	Clayton Monroe
						Downtown Development Authority of the City of Jackson Downtown Development Authority of the City of Jonesboro	Fort Gaines	Clay
						Downtown Development Authority of the City of LaFayette Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty Peach
						Downtown Development Authority of the City of Locust Gro	Frankln	Heard
						Downtown Development Authority of the City of Monroe Downtown Development Authority of the City of Morrow, G	Funston	Franklin Colquitt
						Downtown Development Authority of the City of Newnan, C Downtown Development Authority of the City of Norcross	Garden City	Hall Chatham
						Downtown Development Authority of the City of Perry Downtown Development Authority of the City of Richland, C	Garfield Gay	Emanuel Meriwether
						Downtown Development Authority of the City of Rome Downtown Development Authority of the City of Rossville	Geneva Georgetown	Talbot Quitman
						Downtown Development Authority of the City of Rosswell Downtown Development Authority of the City of Royston	Glbson	Glascock
						Downtown Development Authority of the City of Senola Downtown Development Authority of the City of Smithville	Girard	Burke Tattnall
						Downtown Development Authority of the City of Taliapoosa	Glenwood	Wheeler
						Downtown Development Authority of the City of Thomson Downtown Development Authority of the City of Tilton	Gordon	Walton Wikinson
						Downtown Development Authority of the City of Unadilla Downtown Development Authority of the City of Vienna	Grantville	Appling Coweta
						Downtown Development Authority of the City of Warrenton Downtown Development Authority of the City of Warwick	Grayson	Jones Gwinnett
						Downtown Development Authority of the City of Zebulon	Greenville	Greene Meriwether
						Downtown Development Authority of the Mayor and City C	Gresham Park	Spalding
						Downtown Development Authority of Toccoa Downtown Development Authority of Woodbury		
						Downtown Development Authority of Toccoa Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock Downtown Development Authority, City of Forest Park	Grovetown Gum Branch	Columbia Liberty
						Downtown Development Authority of Toccoa Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock Downtown Development Authority, City of Forest Park Downtown LaGrange Development Authority Downtown Marietta Development Authority	Grovetown Gum Branch Gumlog Guyton	Liberty Towns Effingham
						Downtown Development Authority of Toccoa Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock Downtown Development Authority ("by of Forest Park Downtown LaCarope Development Authority Downtown Savannah Authority Downtown Savannah Authority Downtown Savannah Authority	Grovetown Gum Branch Gumlog Guyton Hagan Hahira	Liberty Towns Effingham Evans Lowndes
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Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville Jakin	Telfair Early
Housing Authority of Savannah	Jasper Jefferson	Pickens larkson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs Butts
Housing Authority of the City of Alamo	Jersey	Walton Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia	Junction City Kennesaw	Talbot Cobb
Housing Authority of the City of Baxley		Burke
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden Bartow
Housing Authority of the City of Cairo, Georgia		Johnson Crawford
Housing Authority of the City of Camilla	LaFayette LaGrange	Walker Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lowndes Lanier
Housing Authority of the City of Clayton, Georgia	Lakeview Estati	
Housing Authority of the City of College Park	Lawrenceville	Franklin Gwinnett
Housing Authority of the City of Conyers		Calhoun Lee
	Lesle	Cook Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly Lincoln Park	Dooly Upson
Housing Authority of the City of Dawson	Lincolnton Linwood	Lincoln Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	
Housing Authority of the City of East Point, Georgia		Henry Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Ellaville		Jefferson
Housing Authority of the City of Fitzgerald	Ludowici	Clayton Long
Housing Authority of the City of Fort Gaines	Lumber City	Hall Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia Housing Authority of the City of Fort Valley	Luthersville	Stewart Meriwether
Housing Authority of the City of Gainesville Housing Authority of the City of Glennville	Lyons	Chattooga Toombs
Housing Authority of the City of Glenwood Housing Authority of the City of Grantville	Mableton Macon	Cobb Blbb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether Newton
Housing Authority of the City of Harlem Georgia	Marietta	Cobb Macon
Housing Authority of the City of Hinesville, Ga	Martin	Stephens
Housing Authority of the City of Jasper	Matthews	Columbia Jefferson
Housing Authority of the City of Jefferson Housing Authority of the City of Jesup	Maxeys Maysville	Oglethorpe Banks
Housing Authority of the City of Lakeland, Georgia Housing Authority of the City of Lavonia	McCaysville McDonough	Fannin Henry
Housing Authority of the City of Lawrenceville, GA Housing Authority of the City of Lithonia, Georgia	McIntyre McRae	Wikinson Telfair
Housing Authority of the City of Loganville, GA	Meansville	Pike Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall Chattooga
Housing Authority of the City of Marietta	Metter	Candler Burke
Housing Authority of the City of Menlo, Georgia		Burke Liberty Telfair
Housing Authority of the City of Miledgeville and Sparta	Miledgeville	Baldwin
Housing Authority of the City of Monroe, GA		Jenkins Lamar
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fulton Fannin
Housing Authority of the City of Mt. Vernon Housing Authority of the City of Nahunta	Molena	Glascock Pike
Housing Authority of the City of Nashville, Georgia Housing Authority of the City of Oakwood, Georgia		Walton Macon
Housing Authority of the City of Ocilla, Ga Housing Authority of the City of Pearson, Georgia	Montgomery Monticello	Chatham Jasper
Housing Authority of the City of Perry, Georgia Housing Authority of the City of Quitman	Montrose Moody AFB	Laurens Lowndes
Housing Authority of the City of Ringgold Housing Authority of the City of Roberta, GA.	Moreland Morgan	Coweta
Housing Authority of the City of Roswell	Morganton	Fannin Clayton
Housing Authority of the City of Sandersville	Morven	Brooks Colguitt
Housing Authority of the City of Shellman	Moultrie Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA Housing Authority of the City of Soperton	Mount Vernon Mount Zion	Carroll
Housing Authority of the City of Statesboro Housing Authority of the City of Summerville	Mountain Park	
Housing Authority of the City of Swainsboro Housing Authority of the City of Sylvania		Fulton Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven Coweta
Housing Authority of the City of Vidalia	Newton	Baker
Housing Authority of the City of Warner Robins, Georgia	Nicholson	Coffee Jackson
Housing Authority of the City of Warrenton Housing Authority of the City of Waycross		Gwinnett Colquitt
Housing Authority of the City of Waynesboro Housing Authority of the City of West Point	North Atlanta North Decatur	DeKalb DeKalb
Housing Authority of the City of Winder	North Druid Hill North High Sho	DeKalb
Housing Authority of the City of Wrightsville	North High Sho Norwood Nunez	Warren
Housing Authority of the County of DeKalb, Georgia	Oak Park	Emanuel Emanuel
Housing Authority of the County of Houston, Georgia	Ochlocknee	Hall Thomas
Housing Authority of the Town of Homer, Ga. Houston County Development Authority	Oconee	Irwin Washington
Ideal Downtown Development Authority Jackson Housing Authority	Offerman	Wayne Pierce
Jenkins County Development Authority Joint Development Authority of Baker, Dougherty, Terrell, a	Oglethorpe Oliver	Macon Screven
Joint Development Authority of Bartow County and Pickens Joint Development Authority of Brooks, Colquitt, Grady, Mit	Omaha	Stewart
Joint Development Authority of Burke County and City of W	Orchard Hill	Spalding Newton
Joint Development Authority of Carroll, Haralson, Polk, Hea Joint Development Authority of Fannin County, Towns Cou	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens Joint Development Authority of Hazlehurst, Lumber City an	Parrott	DeKalb Terrell
Joint Development Authority of Jasper, Morgan, Newton, ar Joint Development Authority of Jeff Davis County, Hazlehur	Patterson Pavo	Pierce Thomas
Joint Development Authority of Metropolitan Atlanta	Payne Peachtree City	Blbb
Joint Development Authority of Winder-Barrow County	Peachtree Corr	Gwinnett Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell Bryan
Kingsland Downtown Development Authority		Jackson Jenkins
LaFayette Housing Authority	Perry	Jenkins Houston Tiri
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Lavonia Downtown Development Authority		Dooly
Long County Housing Authority		Wilcox
Lyons Downtown Development Authority Macon-Bibb County Urban Development Authority	Plainville	Sumter Gordon
	Pooler Port Wentworth	Chatham
	Portal	Bulloch Newton
Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority	Porterdale	Worth
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Pooler Development Authority Port Wentworth Downtown Development Authority Powder Springs Downtown Development Authority	Reidsville Remerton Rentz	Tattnall Lowndes Laurens
Pulaski County-Hawkinsville Development Authority Pulaski County-Hawkinsville Development Authority Putnam Development Authority	Resaca Rest Haven	Gordon Gwinnett
Randolph County Development Authority Redevelopment Authority of Clayton County	Reynolds Rhine	Taylor Dodge
Received ment authority of Clayton County Rochelle Housing Authority Rockmart Development Authority	Riceboro Richland	Liberty Stewart
Rome-Floyd County Development Authority	Richmond Hill Riddleville	Bryan
Sandersville Downlown Development Authority Sardis Development Authority	Rincon	Washington Effingham
Schley-Sumter-Macon Countles Joint Development Autho Screven County Development Authority	Riverdale	Catoosa Clayton
Smyrna Housing Authority Social Circle Development Authority	Riverside Roberta	Colquitt Crawford
South Georgia Business and Development Authority Southeast Georgia Consolidated Housing Authority	Robins AFB Rochelle	Houston Wilcox
Southeast Georgia Joint Development Authority Southeast Georgia Regional Development Authority	Rockingham Rockmart	Bacon Polk
Southwest Georgia Joint Development Authority	Rocky Ford Rome	Screven Floyd
Sparta-Hancock County Development Authority St. Marys Downtown Development Authority	Roopville	Carroll Walker
Stephens County Development Authority Suwanee Downtown Development Authority	Rossville Roswell	Fulton
Tallapoosa Development Authority Tattnall County Development Authority	Royston Russell	Franklin Barrow
Taylor County Development Authority Temple Downtown Development Authority	Sale City	Morgan Mitchell
Terrell County Development Authority The Commerce Housing Authority	Salem Sandersville	Catoosa Washington
The Development Authority of Long County The Development Authority of Pickens County	Sandy Springs Santa Claus	Fulton Toombs
The Development Authority of Snellville, Georgia The Development Authority of the City of Camilla		Burke Terrell
The Development Authority of the City of Manchester The Development Authority of the City of Tallapoosa	Satila Sautee Nacooc	Jeff Davis
The Downtown Development Authority of Bainbridge, Geo The Downtown Development Authority of the City of Griffir	r Savannah	Chatham Telfair
The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia The Housing Authority of the City of Brunswick, Georgia	Screven « Select from	
The Housing Authority of the City of Dallas, Georgia The Housing Authority of the City of Newnan		Coweta
The Housing Authority of the City of Washington Thomaston Downtown Development Authority	Shady Dale Shannon	Jasper Floyd
Thomasville Downtown Development Authority Tift County Development Authority	Sharon Sharpsburg	Tallaferro Coweta
Tift-Turner-Worth-Cook Joint Development Authority Toombs County Development Authority	Shellman	Randolph Harris
Treutlen County Development Authority	Siloam Skidaway Island	Greene
Troup County Development Authority Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority Urban Redevelopment Agency of Clayton County, Georgia	Smithville Smyrna	Lee Cobb
Urban Redevelopment Agency of the City of Canton Urban Redevelopment Agency of the City of Dallas	Snellville Social Circle	Gwinnett Walton
Urban Redevelopment Agency of the City of Duluth Urban Redevelopment Agency of the City of Kennesaw, G		Treutlen Cook
Urban Redevelopment Authority of the City of Suwanee Urban Residential Finance Authority of the City of Atlanta, i	Sparta	Hancock Effingham
Valdosta Housing Authority	St. Marys St. Simons	Camden Glynn
Valley Partnership Joint Development Authority Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority Walker County Development Authority	Statenville Statesboro	Echols Bulloch
Waycross and Ware County Development Authority West Central Georgia Joint Development Authority	Statham Stillmore	Barrow Emanuel
West Georgia Joint Development Authority West Point Development Authority	Stockbridge Stone Mountair	Henry DeKalb
West Point Lake Development Authority Winder Downtown Development Authority	Sugar Hill Summertown	Gwinnett Emanuel
Woodbine Downtown Development Authority	Summerville Sumner	Chattooga Worth
	Sunny Side Sunnyside	Spalding Towns
		Upson Appling
	Suwanee	Gwinnett
	Swainsboro Sycamore	Emanuel Turner
	Sylvania Sylvester	Screven Worth
	Talahi Island Talbotton	Chatham Talbot
	Talking Rock Talkapoosa	Pickens Haralson
	Tallulah Falls Talmo	Habersham Jackson
	Tarrytown Tate	Montgomery Towns
	Taylorsville Temple	Bartow Carroll
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	Tennille The Pork	Washington
	The Rock Thomaston	Upson Upson
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