

**Project Narrative**  
Quail Village Apartments  
Reidsville, Tattnall County

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

Quail Village Apartments is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Quail Village, 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 Village 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 Village Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as an elderly designated rental community. Originally built in 1994, the property has thirty (30) total residential units for low-income elderly households and is located in Reidsville, Georgia. The city of Reidsville is about 175 miles northeast of Atlanta, GA, about 100 miles southeast of Macon, GA and 70 miles west of Savannah, GA. The property is conveniently located at 199 Memorial Drive, Reidsville, GA 30453 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Quail Village Apartments is currently 100% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 29 units. The property includes thirty (30) apartment units housed in 5 residential buildings, as well as one common area building housing the community room, laundry, and management office. Never having received a full-scale rehabilitation, and being approximately 23 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 515 loan, subject to approval by the RHS Director.

The Housing Authority of Macon-Bibb County will issue approximately \$1,416,000 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 new 515 Loan amount of \$217,000 for a 30 year term, 50 year amortization, and a 1% 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 \$1,201,266 in Federal and \$582,372 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 Village Apartments is in the State and tenants' best interest.

**PART ONE - PROJECT INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

Please note:


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

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

**May Revision 3**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$ 98,717	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-###	2017PA-526
			Have any changes occurred in the project since pre-application?	No

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

Project Name previously used: \_\_\_\_\_ DCA Project Nbr previously assigned: \_\_\_\_\_

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

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

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

**IV. PROJECT LOCATION**

Project Name	Quail Village Apartments			Phased Project?	No
Site Street Address (if known)	199 Memorial Drive			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	199 Memorial Drive			Scattered Site?	No Nbr of Sites 1
Site Geo Coordinates (##.#####)	Latitude: 32.083912	Longitude: -82.107918	Acreage	2.6000	
City	Reidsville	9-digit Zip**	30453-4641	Census Tract Number	9502.010
Site is predominantly located:	Within City Limits	County	Tattall	QCT?	Yes DDA? No
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural HUD SA: Non-MSA Tattall Co.

\* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
If on boundary, other district:	12	4	157

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

Political Jurisdiction	City of Reidsville			Website	www.cityofreidsvillega.com
Name of Chief Elected Official	Sydney Clifton	Title	Mayor	City	Reidsville
Address	P.O. Box 730			Email	sclifton@cityofreidsvillega.com
Zip+4	30453-0730	Phone	(912) 557-4786		

**V. PROJECT DESCRIPTION**

A. Type of Construction:					
New Construction	0	Adaptive Reuse:	Non-historic	0	Historic
Substantial Rehabilitation	0	Historic Rehab			0

**PART ONE - PROJECT INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

Acquisition/Rehabilitation	30	----->	For Acquisition/Rehabilitation, date of original construction:	1994	
<b>B. Mixed Use</b>	No				
<b>C. Unit Breakdown</b>		PBRA			
Number of Low Income Units	30	29			
Number of 50% Units	0	0			
Number of 60% Units	30	29			
Number of Unrestricted (Market) Units	0				
Total Residential Units	30				
Common Space Units	0				
Total Units	30				
<b>E. Buildings</b>					
Number of Residential Buildings	5		Total Common Area Square Footage from Nonresidential areas	606	
Number of Non-Residential Buildings	0		Total Square Footage	20,796	
Total Number of Buildings	5				
<b>F. Total Residential Parking Spaces</b>	44				
<b>VI. TENANCY CHARACTERISTICS</b>					
<b>A. Family or Senior</b> (if Senior, specify Elderly or HFOP)	Elderly		If Other, specify:		
<b>B. Mobility Impaired</b>	Nbr of Units Equipped:	2	If combining Other with	Family	
Roll-In Showers	Nbr of Units Equipped:	1	Family or Sr, show # Units:	HFOP	
<b>C. Sight / Hearing Impaired</b>	Nbr of Units Equipped:	1	% of Total Units	6.7%	
			% of Units for the Mobility-Impaired	50.0%	
			% of Total Units	3.3%	
			Required:	5%	
			Required:	40%	
			Required:	2%	
<b>VII. RENT AND INCOME ELECTIONS</b>					
<b>A. Tax Credit Election</b>	40% of Units at 60% of AMI				
<b>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent &amp; Income)</b>			20% of HOME-Assisted Units at 50% of AMI	No	
<b>VIII. SET ASIDES</b>					
<b>A. LIHTC:</b>	Nonprofit	No			
<b>B. HOME:</b>	CHDO	No	(must be pre-qualified by DCA as CHDO)		
<b>IX. COMPETITIVE POOL</b>	N/A - 4% Bond				
<b>X. TAX EXEMPT BOND FINANCED PROJECT</b>					
Issuer:	Housing Authority of the City of Macon, Georgia			Inducement Date:	March 9, 2017
Office Street Address	2015 Felton Avenue			Applicable QAP:	2017
City	Macon	State	GA	Zip+4	31201-2404
Contact Name	Quanita Rhodes	Title	Finance Director	E-mail	
				T-E Bond \$ Allocated:	65,000,000

**PART ONE - PROJECT INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

10-Digit Office Phone  Direct line  Website

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

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD  
 HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**XIII. ADDITIONAL PROJECT INFORMATION**

**PART ONE - PROJECT INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**A. PHA Units**

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

**B. Existing properties: currently an Extension of Cancellation Option?**

No	If yes, expiration year: <input type="text"/>	Nbr yrs to forgo cancellation option: <input type="text"/>
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**New properties: to exercise an Extension of Cancellation Option?**

<input type="text"/>	If yes, expiration year: <input type="text"/>	Nbr yrs to forgo cancellation option: <input type="text"/>
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**C. Is there a Tenant Ownership Plan?**

No
----

**D. Is the Project Currently Occupied?**

Yes	If Yes ----->:	Total Existing Units	30
		Number Occupied	30
		% Existing Occupied	100.00%

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

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

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

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

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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

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**I. OWNERSHIP INFORMATION**

**A OWNERSHIP ENTITY**

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

Hallmark Quail Village, LLC				Name of Principal		Martin H. Petersen	
3111 Paces Mill Road, STE A-250				Title of Principal		Manager	
Atlanta		Fed Tax ID: 82-1675945		Direct line		(770) 984-2100	
GA	Zip+4	30339-5704	Org Type:	For Profit		Cellular	
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com		

\* Must be verified by applicant using following website:

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

**B PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

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

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

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

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

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

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

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

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

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

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

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

**3. NONPROFIT SPONSOR**

Nonprofit Sponsor  
Office Street Address  
City  
State

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

**A DEVELOPER**

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

**B CO-DEVELOPER 1**

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

**C CO-DEVELOPER 2**

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

**D DEVELOPMENT CONSULTANT**

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

**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.					

**B GENERAL CONTRACTOR**

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

**C MANAGEMENT COMPANY**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

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

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

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

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

**B IDENTITY OF INTEREST**

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



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

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

**C ADDITIONAL INFORMATION**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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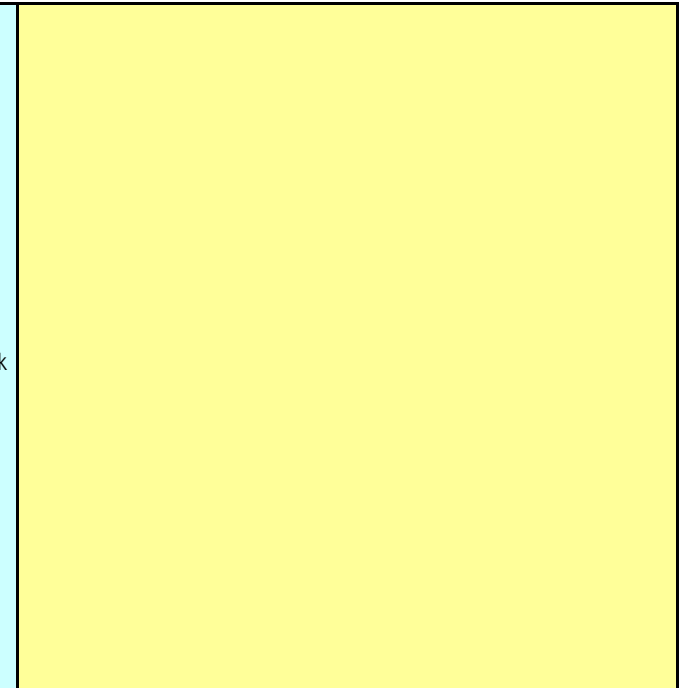
Contractor		No	No	For Profit	0.0000%	No	
Management Company		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.

Total 100.0000%

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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 and William A. Glisson is a Member of Hallmark Development Services, LLC.  
 Martin H. Petersen is the Manager and William A. Glisson is a Member of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Quail Village, LLC (the Transferee).  
  
 Buyer and Management Agent:  
 The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President.  
 Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Quail Village, LLC (the Transferee).  
  
 Developer and Management Agent:  
 The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of Hallmark Development Services, LLC (the Developer).  
  
 See Tab 19 Qualification for Organizational Chart.



**PART THREE - SOURCES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall 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: \$	1,416,000		Replacement Housing Funds	No	USDA 538
	Taxable Bonds			McKinney-Vento Homeless	Yes	USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	USDA, Rural Housing Service (New RD 515)	217,000	1.000%	600
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	763,619	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	18,019		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	56,814		
State Housing Credit Equity	Boston Financial Investment Management, LP	27,983		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	1,416,000	
Other Type (specify)	Surplus Replacement Reserves	Hallmark Quail Village, LLC	75,000	
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>2,574,435</b>		
Total Construction Period Costs from Development Budget:		<b>2,574,435</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	USDA, Rural Housing Service (New RD 515)	217,000	1.000%	30	50	5,517	Amortizing

**PART THREE - SOURCES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	763,619	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	5.14% Hallmark Development Services, LLC	18,019	2.500%	12	12	4,668	Cash Flow

Total Cash Flow for Years 1 - 15: 135,422  
 DDF Percent of Cash Flow (Yrs 1-15) **17.955%** 17.955%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant		
State, Local, or Private Grant		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,201,266
State Housing Credit Equity	Boston Financial Investment Management, LP	582,372
Historic Credit Equity		
Invstmt Earnings: T-E Bonds	U.S. Bank	7,080
Invstmt Earnings: Taxable Bonds		
Income from Operations		
Other: Surplus Replacement	Hallmark Quail Village, LLC	75,000
Other:		
Other:		
Total Permanent Financing:		<b>2,864,356</b>
Total Development Costs from Development Budget:		<b>2,864,356</b>
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>

<u>Equity Check</u>	<u>+/-</u>	<u>TC Equity</u>
1,201,391	-125.54	<u>% of TDC</u>
582,433	-60.96	42%
		20%
		<u>62%</u>

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

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

Section I USDA PBRA: The project has 29 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 Village Apartments, Reidsville, Tattnall County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>											
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>														
Property Appraisal				5,490			4,942												
Market Study				4,700			4,700												
Environmental Report(s)				8,267			8,267												
Soil Borings																			
Boundary and Topographical Survey																			
Zoning/Site Plan Fees																			
Other: Capital Needs Assessment				4,800			4,800												
Other: << Enter description here; provide detail & justification in tab Part IV-b >>																			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>																			
				<b>Subtotal</b>	-	-	22,709	-											
<b>ACQUISITION</b>					<b>ACQUISITION</b>														
Land				75,000															
Site Demolition																			
Acquisition Legal Fees (if existing structures)				14,153		11,976													
Existing Structures				778,619		676,161													
				<b>Subtotal</b>		688,137		-											
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>														
Site Construction (On-site)	Per acre:	85,653		222,699			222,699												
Site Construction (Off-site)																			
				<b>Subtotal</b>	-	-	222,699	-											
<b>STRUCTURES</b>					<b>STRUCTURES</b>														
Residential Structures - New Construction																			
Residential Structures - Rehab				899,840			899,840												
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr																			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				9,391			9,391												
				<b>Subtotal</b>	-	-	909,231	-											
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>														
Builder Profit:	<b>DCA Limit</b>	14.000%																	
	6.000%	67,916	6.000%	67,915			67,915												
Builder Overhead	2.000%	22,639	2.000%	22,638			22,638												
General Requirements*	6.000%	67,916	6.000%	67,915			67,915												
*See QAP: General Requirements policy	14.000%	158,470		<b>Subtotal</b>	-	-	158,468	-											
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>														
Other: << Enter description here; provide detail & justification in tab Part IV-b >>				-			-												
<table border="1"> <tr> <td><b>Total Construction Hard Costs</b></td> <td><b>Average TCHC:</b></td> <td>43,013.26 per Res'l unit</td> <td>43,013.26 per unit</td> <td>62.05 per total sq ft</td> </tr> <tr> <td>1,290,397.72</td> <td></td> <td>63.91 per Res'l unit SF</td> <td>63.91 per unit sq ft</td> <td></td> </tr> </table>					<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>	43,013.26 per Res'l unit	43,013.26 per unit	62.05 per total sq ft	1,290,397.72		63.91 per Res'l unit SF	63.91 per unit sq ft						
<b>Total Construction Hard Costs</b>	<b>Average TCHC:</b>	43,013.26 per Res'l unit	43,013.26 per unit	62.05 per total sq ft															
1,290,397.72		63.91 per Res'l unit SF	63.91 per unit sq ft																
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>														

**PART FOUR - USES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

		7.00%	90,328			90,328	
<b>I. DEVELOPMENT BUDGET (cont'd)</b>				<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
			<b>TOTAL COST</b>				
<b>CONSTRUCTION PERIOD FINANCING</b>				<b>CONSTRUCTION PERIOD FINANCING</b>			
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee							
Construction Loan Interest			16,795			12,311	
Construction Legal Fees							
Construction Period Inspection Fees			2,400			2,400	
Construction Period Real Estate Tax							
Construction Insurance							
Title and Recording Fees							
Payment and Performance bonds			16,208			16,208	
Other:							
Other:							
	<i>Subtotal</i>		35,403	-	-	30,919	-
<b>PROFESSIONAL SERVICES</b>				<b>PROFESSIONAL SERVICES</b>			
Architectural Fee - Design			19,500			19,500	
Architectural Fee - Supervision			10,500			10,500	
Green Building Consultant Fee	Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft)							
Accessibility Inspections and Plan Review			1,375			1,375	
Construction Materials Testing							
Engineering							
Real Estate Attorney							
Accounting			10,000			10,000	
As-Built Survey			7,200			6,481	
Other: <u>Energy Audit Testing</u>			2,260			2,260	
	<i>Subtotal</i>		50,835	-	-	50,116	-
<b>LOCAL GOVERNMENT FEES</b>		<i>Avg per unit:</i>		<b>LOCAL GOVERNMENT FEES</b>			
Building Permits		0					
Impact Fees							
Water Tap Fees	<i>waived?</i>						
Sewer Tap Fees	<i>waived?</i>						
	<i>Subtotal</i>		-	-	-	-	-
<b>PERMANENT FINANCING FEES</b>				<b>PERMANENT FINANCING FEES</b>			
Permanent Loan Fees			7,500				
Permanent Loan Legal Fees			-				
Title and Recording Fees			2,250				
Bond Issuance Premium							
Cost of Issuance / Underwriter's Discount			33,027				

**PART FOUR - USES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

Other:				
	<b>Subtotal</b>	42,777		-

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	7,897	7,898				
LIHTC Compliance Monitoring Fee	24,000	24,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	<b>Subtotal</b>	50,398				-
<b>EQUITY COSTS</b>						
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	<b>Subtotal</b>	16,604				-
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	10.000%	35,047		10,355	24,692	
Consultant's Fee	70.000%	245,326		72,483	172,843	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	70,093		20,709	49,384	
	<b>Subtotal</b>	350,465	-	103,547	246,918	-
<b>START-UP AND RESERVES</b>						
Marketing						
Rent-Up Reserves	27,154					
Operating Deficit Reserve:	57,067	33,289				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 233	7,000			7,000	
Other: PRA Escrow		1,980				
	<b>Subtotal</b>	42,269	-	-	7,000	-
<b>OTHER COSTS</b>						
Relocation		3,600			3,600	
Other: Project Administration		250				
	<b>Subtotal</b>	3,850	-	-	3,600	-

**PART FOUR - USES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

<b>TOTAL DEVELOPMENT COST (TDC)</b>	<b>2,864,356</b>	<b>-</b>	<b>791,684</b>	<b>1,741,988</b>	<b>-</b>
<i>Average TDC Per:</i>	<i>Unit:</i>	95,478.52	<i>Square Foot:</i>	137.74	

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

**Subtractions From Eligible Basis**

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

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

**Eligible Basis Calculation**

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

Type:

	0	791,684	1,741,988
	0		0
	0	791,684	1,741,988
			130.00%
	0	791,684	2,264,584
	100.00%	100.00%	100.00%
	0	791,684	2,264,584
		3.23%	3.23%
	0	25,571	73,146
<b>Total Basis Method Tax Credit Calculation</b>		<b>98,717</b>	

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

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

**Total Gap Method Tax Credit Calculation**

TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:

4,473,658	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	<input type="text"/>
2,864,356					
1,062,699					
1,801,657					
/ 10					
180,166					
1.8070	=	Federal	1.2170	+	State
99,704					0.5900
<b>98,717</b>					
<b>98,717</b>					



**PART FOUR - USES OF FUNDS - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

98,717

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

98,717

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

CONSTRUCTION PERIOD FINANCING: CONSTRUCTION PERIOD FINANCING: The finance structure is based on a new 515 USDA loan and will be drawn down after construction completion and will begin amortizing at that point. Therefore, no separate construction loan is required as the permanent financing is in-place at bond issuance and construction closing. 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 \$4,680 has been budgeted to mitigate any negative impact on the unsubsidized tenant.

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

**PART FOUR (b) - OTHER COSTS - 2017-0 - Quail Village Apartments - Reidsville - Tattnall, County**

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

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<b>PRE-DEVELOPMENT COSTS</b> Capital Needs Assessment  Total Cost <input type="text" value="4,800"/> Total Basis <input type="text" value="4,800"/>	CNA - An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation of eligible basis.
<< Enter description here; provide detail & justification in tab Part IV-b >>  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >>  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<b>OTHER CONSTRUCTION HARD COSTS</b> << Enter description here; provide detail & justification in tab Part IV-b >>		

**DEVELOPMENT COST SCHEDULE**

Section Name  
Section's Other Line Item

Description/Nature of Cost	Basis Justification

Total Cost  Total Basis

**CONSTRUCTION PERIOD FINANCING**

0

--	--

Total Cost  Total Basis

0

--	--

Total Cost  Total Basis

**PROFESSIONAL SERVICES**

Energy Audit Testing

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

Total Cost  Total Basis

**PERMANENT FINANCING FEES**

0

--

**DEVELOPMENT COST SCHEDULE**

Section Name  
Section's Other Line Item

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

Total Cost

**DCA-RELATED COSTS**

0

Total Cost

0

Total Cost

**EQUITY COSTS**

0

Total Cost

**START-UP AND RESERVES**

PRA Escrow

A PRA (private rental assistance) escrow of \$1,980 has been budgeted for the one unsubsidized unit. The LIHTC rent is \$402 with the proforma rent equal to \$413.  
\$1,980 = \$11 difference X 1 unit X 15 years (180 months)  
\$413 is a \$23 decrease from the current rent of \$436

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

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

Total Cost  Total Basis

**OTHER COSTS**

Project Administration

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

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**DCA Utility Region for project: South**

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

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances

USDA approved budget for 2017

Date of Utility Allowances

January 1, 2017 Structure MF

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric	X				18	27		
Cooking	Electric	X				6	9		
Hot Water	Electric	X				11	17		
Air Conditioning	Electric	X				8	12		
Range/Microwave	Electric	X				7	9		
Refrigerator	Electric	X				7	9		
Other Electric	Electric	X				8	11		
Water & Sewer	Submetered*? Yes	X				48	56		
Refuse Collection		X				10	10		
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>123</b>	<b>160</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances

Date of Utility Allowances

Structure

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

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

**DCA COMMENTS**

**PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

HOME projects - Fixed or Floating units:					Utility	PBRA	MSA/NonMSA:		AMI	Certified				
Are 100% of units HUD PBRA?					Allowance	Provider or	Tattall Co.		48,400	Historic/				
Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Pro-posed Gross Rent	Operating Subsidy ***	Monthly Net Rent Per Unit	Employee Unit	Building Design Type	Type of Activity	Deemed Historic?			
					(UA Sched 1 UA, so over-write if UA Sched 2 used)	(See note below)					(See QAP)			
60% AMI	1	1.0	1	653	525	536	123		413	413	No	1-Story	Acquisition/Rehab	No
60% AMI	1	1.0	25	653	525	536	123	USDA	413	10,325	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	4	803	631	585	160	USDA	425	1,700	No	1-Story	Acquisition/Rehab	No
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			<b>TOTAL</b>	30	20,190					<b>MONTHLY TOTAL</b>	12,438			
										<b>ANNUAL TOTAL</b>	149,256			

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

**II. UNIT SUMMARY**

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

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

Efficiency	1BR	2BR	3BR	4BR	Total	
0	26	4	0	0	30	(Includes inc-restr mgr units)
0	0	0	0	0	0	
0	26	4	0	0	30	
0	0	0	0	0	0	(no rent charged)
0	26	4	0	0	30	
0	0	0	0	0	0	
0	26	4	0	0	30	
0	25	4	0	0	29	
0	0	0	0	0	0	
0	25	4	0	0	29	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	26	4	0	0	30	
0	0	0	0	0	0	
0	26	4	0	0	30	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
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0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	26	4	0	0	30	
0	0	0	0	0	0	
0	0	0	0	0	0	
0	26	4	0	0	30	
0	0	0	0	0	0	



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

**Unit Square Footage:**

Low Income	60% AMI	0	16,978	3,212	0	0	20,190
	50% AMI	0	0	0	0	0	0
	Total	0	16,978	3,212	0	0	20,190
Unrestricted		0	0	0	0	0	0
Total Residential		0	16,978	3,212	0	0	20,190
Common Space		0	0	0	0	0	0
Total		0	16,978	3,212	0	0	20,190

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

**Ancillary Income** 327 **Laundry, vending, app fees, etc. Actual pct of PGI:** 0.22%

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**Included in Mgt Fee:**

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

**NOT Included in Mgt Fee:**

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

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits 14,652

**On-Site Security**

Contracted Guard

**Taxes and Insurance**

Real Estate Taxes (Gross)\* 10,802

Georgia Department of Community Affairs

Maintenance Salaries & Benefits	13,954
Support Services Salaries & Benefits	8,834
Other (describe here)	
<b>Subtotal</b>	<b>37,440</b>

**On-Site Office Costs**

Office Supplies & Postage	1,783
Telephone	1,800
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
<b>Subtotal</b>	<b>3,583</b>

**Maintenance Expenses**

Contracted Repairs	165
General Repairs	500
Grounds Maintenance	11,375
Extermination	3,360
Maintenance Supplies	2,692
Elevator Maintenance	0
Redecorating	489
Other (describe here)	
<b>Subtotal</b>	<b>18,581</b>

2017 Funding Application

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

**Professional Services**

Legal	0
Accounting	6,075
Advertising	834
Other (describe here)	
<b>Subtotal</b>	<b>6,909</b>

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

Electricity	7	2,525
Natural Gas	0	0
Water&Swr	2	696
Trash Collection		192
Other (describe here)		
<b>Subtotal</b>		<b>3,413</b>

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

Housing Finance and Development Division

Insurance**	8,952
Other (describe here)	937
<b>Subtotal</b>	<b>20,691</b>

**Management Fee:** 18,000

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

**TOTAL OPERATING EXPENSES** 108,617

Average per unit 3,620.57  
Total OE Required 90,000

**Replacement Reserve (RR)** 9,000

Proposed average RR/unit amount: 300

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	30 units x \$350 =	10,500
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>30</b>	<b>10,500</b>

**TOTAL ANNUAL EXPENSES** 117,617

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage. The project will continue to receive 97% PBRA and has budgeted PRA (Private Rental Assistance) of \$4,680 to compensate for the difference between the post-rehab and LIHTC rent for the 1 non-RA unit. \$4,680 = \$26 difference X 1 unit X 15 years (180 months)

PROPERTY TAX: Pro forma as approved by USDA RD.

PROPERTY INSURANCE: Pro forma as approved by USDA RD.

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

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.94%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	18,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	149,256	152,241	155,286	158,392	161,559	164,791	168,086	171,448	174,877	178,375
Ancillary Income	327	333	340	347	354	361	368	375	383	391
Vacancy	(10,471)	(10,680)	(10,894)	(11,112)	(11,334)	(11,561)	(11,792)	(12,028)	(12,268)	(12,514)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(90,617)	(93,336)	(96,136)	(99,020)	(101,990)	(105,050)	(108,201)	(111,447)	(114,791)	(118,235)
Property Mgmt	(18,000)	(18,540)	(19,096)	(19,669)	(20,259)	(20,867)	(21,493)	(22,138)	(22,802)	(23,486)
Reserves	(9,000)	(9,270)	(9,548)	(9,835)	(10,130)	(10,433)	(10,746)	(11,069)	(11,401)	(11,743)
NOI	21,495	20,749	19,953	19,104	18,201	17,241	16,222	15,142	13,998	12,788
Mortgage A	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	15,978	15,232	14,436	13,587	12,684	11,724	10,705	9,625	8,481	7,271
DCR Mortgage A	3.90	3.76	3.62	3.46	3.30	3.13	2.94	2.74	2.54	2.32
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	3.90	3.76	3.62	3.46	3.30	3.13	2.94	2.74	2.54	2.32
Oper Exp Coverage Ratio	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.10	1.09	1.08
Mortgage A Balance	213,638	210,242	206,812	203,347	199,848	196,313	192,743	189,137	185,495	181,817
Mortgage B Balance	771,290	779,039	786,865	794,770	802,754	810,818	818,964	827,191	835,501	843,894
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	181,942	185,581	189,293	193,079	196,940	200,879	204,897	208,994	213,174	217,438
Ancillary Income	398	406	415	423	431	440	449	458	467	476
Vacancy	(12,764)	(13,019)	(13,280)	(13,545)	(13,816)	(14,092)	(14,374)	(14,662)	(14,955)	(15,254)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.94%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	18,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Expenses less Mgt Fee	(121,782)	(125,435)	(129,198)	(133,074)	(137,066)	(141,178)	(145,414)	(149,776)	(154,269)	(158,897)
Property Mgmt	(24,190)	(24,916)	(25,664)	(26,434)	(27,227)	(28,043)	(28,885)	(29,751)	(30,644)	(31,563)
Reserves	(12,095)	(12,458)	(12,832)	(13,217)	(13,613)	(14,022)	(14,442)	(14,876)	(15,322)	(15,782)
NOI	11,510	10,159	8,734	7,231	5,649	3,984	2,230	388	(1,549)	(3,582)
Mortgage A	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	5,993	4,642	3,217	1,715	132	(1,533)	(3,287)	(5,129)	(7,066)	(9,099)
DCR Mortgage A	2.09	1.84	1.58	1.31	1.02	0.72	0.40	0.07	(0.28)	(0.65)
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	2.09	1.84	1.58	1.31	1.02	0.72	0.40	0.07	(0.28)	(0.65)
Oper Exp Coverage Ratio	1.07	1.06	1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98
Mortgage A Balance	178,101	174,348	170,557	166,729	162,861	158,955	155,010	151,025	147,000	142,935
Mortgage B Balance	852,372	860,935	869,584	878,320	887,143	896,055	905,057	914,149	923,333	932,609
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	221,787	226,222	230,747	235,362	240,069	244,870	249,768	254,763	259,858	265,055
Ancillary Income	486	495	505	515	526	536	547	558	569	580
Vacancy	(15,559)	(15,870)	(16,188)	(16,511)	(16,842)	(17,178)	(17,522)	(17,872)	(18,230)	(18,595)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(163,664)	(168,574)	(173,632)	(178,840)	(184,206)	(189,732)	(195,424)	(201,287)	(207,325)	(213,545)
Property Mgmt	(32,510)	(33,485)	(34,490)	(35,525)	(36,590)	(37,688)	(38,819)	(39,983)	(41,183)	(42,418)
Reserves	(16,255)	(16,743)	(17,245)	(17,762)	(18,295)	(18,844)	(19,409)	(19,992)	(20,591)	(21,209)
NOI	(5,716)	(7,954)	(10,302)	(12,762)	(15,338)	(18,036)	(20,859)	(23,813)	(26,902)	(30,131)
Mortgage A	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)
Mortgage B	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.94%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	18,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

**II. OPERATING PRO FORMA**

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(30,647)	(32,885)	(35,232)	(37,692)	(40,268)	(42,966)	(45,790)	(48,743)	(51,832)	(55,061)
DCR Mortgage A	(1.04)	(1.44)	(1.87)	(2.31)	(2.78)	(3.27)	(3.78)	(4.32)	(4.88)	(5.46)
DCR Mortgage B	(0.58)	(0.69)	(0.81)	(0.94)	(1.07)	(1.21)	(1.36)	(1.51)	(1.67)	(1.84)
DCR Mortgage C										
DCR Other Source										
Total DCR	(0.23)	(0.32)	(0.41)	(0.51)	(0.62)	(0.72)	(0.84)	(0.96)	(1.08)	(1.21)
Oper Exp Coverage Ratio	0.97	0.96	0.95	0.95	0.94	0.93	0.92	0.91	0.90	0.89
Mortgage A Balance	138,828	134,681	130,492	126,261	121,987	117,670	113,310	108,906	104,458	99,965
Mortgage B Balance	922,475	912,239	901,901	891,458	880,911	870,258	859,498	848,629	837,652	826,564
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	270,357	275,764	281,279	286,905	292,643
Ancillary Income	592	604	616	628	641
Vacancy	(18,966)	(19,346)	(19,733)	(20,127)	(20,530)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(219,951)	(226,550)	(233,346)	(240,347)	(247,557)
Property Mgmt	(43,691)	(45,001)	(46,351)	(47,742)	(49,174)
Reserves	(21,845)	(22,501)	(23,176)	(23,871)	(24,587)
NOI	(33,505)	(37,030)	(40,711)	(44,554)	(48,564)
Mortgage A	(5,517)	(5,517)	(5,517)	(5,517)	(5,517)
Mortgage B	(19,414)	(19,414)	(19,414)	(19,414)	(19,414)
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(58,436)	(61,960)	(65,641)	(69,484)	(73,495)
DCR Mortgage A	(6.07)	(6.71)	(7.38)	(8.08)	(8.80)

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth 2.00%  
 Expense Growth 3.00%  
 Reserves Growth 3.00%  
 Vacancy & Collection Loss 7.00%  
 Ancillary Income Limit 2.00%

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

Asset Management Fee Amount (include total   charged by all lenders/investors) Yr 1 Asset Mgt Fee Percentage of EGI: 0.00%

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 12.94%

Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 18,000

Percent of Effective Gross Income   --> If Yes, indicate actual percentage:  

**II. OPERATING PRO FORMA**

DCR Mortgage B	(2.01)	(2.19)	(2.38)	(2.58)	(2.79)
DCR Mortgage C					
DCR Other Source					
<b>Total DCR</b>	<b>(1.34)</b>	<b>(1.49)</b>	<b>(1.63)</b>	<b>(1.79)</b>	<b>(1.95)</b>
Oper Exp Coverage Ratio	0.88	0.87	0.87	0.86	0.85
Mortgage A Balance	95,427	90,844	86,214	81,538	76,815
Mortgage B Balance	815,365	804,053	792,628	781,088	769,432
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.

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.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
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10.)
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20.)

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

Pass?

*Threshold Justification per Applicant*

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

DCA's Comments:

**2 COST LIMITS**

Pass?

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

**New Construction and Acquisition/Rehabilitation**

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

Is this Criterion met? **Yes**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0
mi-Detached 1 BR	1	154,420 x 0 units = 0	0	169,862 x 0 units = 0

MSA for Cost Limit purposes:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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	2 BR	2	0	187,511 x 0 units =	0	0	206,262 x 0 units =	0
	3 BR	3	0	229,637 x 0 units =	0	0	252,600 x 0 units =	0
	4 BR	4	0	270,341 x 0 units =	0	0	297,375 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
<b>Row House</b>	Efficiency	0	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0
	1 BR	1	26	144,909 x 26 units =	3,767,634	0	159,399 x 0 units =	0
	2 BR	2	4	176,506 x 4 units =	706,024	0	194,156 x 0 units =	0
	3 BR	3	0	217,443 x 0 units =	0	0	239,187 x 0 units =	0
	4 BR	4	0	258,414 x 0 units =	0	0	284,255 x 0 units =	0
	<i>Subtotal</i>		<u>30</u>		<u>4,473,658</u>	<u>0</u>		<u>0</u>
<b>Walkup</b>	Efficiency	0	0	91,210 x 0 units =	0	0	100,331 x 0 units =	0
	1 BR	1	0	125,895 x 0 units =	0	0	138,484 x 0 units =	0
	2 BR	2	0	159,553 x 0 units =	0	0	175,508 x 0 units =	0
	3 BR	3	0	208,108 x 0 units =	0	0	228,918 x 0 units =	0
	4 BR	4	0	259,274 x 0 units =	0	0	285,201 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
<b>Elevator</b>	Efficiency	0	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0	0	147,145 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0	0	189,186 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0	0	252,249 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
<b>Total Per Construction Type</b>			<u>30</u>		<u>4,473,658</u>	<u>0</u>		<u>0</u>

purposes.

**Valdosta**

Tot Development Costs:

**2,864,356**

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

**Project Cost Limit (PCL)**

**4,473,658**

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

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

**3 TENANCY CHARACTERISTICS** This project is designated as: **Elderly** Pass?

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

The subject will offer one and two bedroom units targeting elderly households.

**4 REQUIRED SERVICES** Pass?

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

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

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

**5 MARKET FEASIBILITY** Pass?

- A. Provide the name of the market study analyst used by applicant: **Bowen National Research**
- B. Project absorption period to reach stabilized occupancy: **3 months**
- C. Overall Market Occupancy Rate: **97.90%**



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

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

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

D. **100.00%**

D. Overall capture rate for tax credit units

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

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **No**

*Threshold Justification per Applicant*

It is the opinion of the market analyst that a market exists for the 30 units proposed at the subject site upon renovation. Given the limited of affordable developments within the Site PMA, the renovated subject project will offer a housing alternative to low-income households that is not readily available in the area. The capture rate for the subject project is low when accounting for Rental Assistance currently offered at the project. Without Rental Assistance, the capture rate exceeds 100% as a Tax Credit only property. Therefore, the Rental Assistance will be essential to the subject project's ongoing viability.

5d. The capture rates for the subject project to continue to operate under the RD 515 program are low, while the capture rate for the project to operate exclusively under the LIHTC program exceeds the GDCA threshold of 35% for projects in rural markets. While this would suggest that there is insufficient support in this market for the subject project under the non-subsidized (LIHTC only) scenario, it must be reiterated that the subject project is an existing property which is currently 100.0% occupied. As such, a sufficient base of support clearly exists within the market for the subject project, assuming RA is retained, despite the subject's overall capture rate in excess of 100.0% under this scenario. It is also important to note that the preceding demand estimates effectively only consider age- and income-qualified renter households based on new renter growth and those which are existing but rent overburdened and/or living in substandard housing. When considering that the subject project is an existing property which does not need to rely on support from new renter growth, and the fact that the property likely receives a larger share of senior homeowner support than that included in the preceding table, due to the high share of very low-income (earning below \$25,000) senior homeowners in this market, a larger base of potential support for the subject project is believed to exist within the market than that reflected by our demand estimates. In fact, when considering both renters and homeowners, a total of 525 age- and income-qualified households exist in the market, assuming RA is retained. This is further evidence that a sufficient base of support exists within the market for the subject project. It is also of note that the subject project offers the only age-restricted LIHTC product in the subject market. This will allow the property to attract a larger than typical share of the age- and income-qualified households in this market, as such households have very few rental options from which to choose. Regardless, RA will be retained and the developer will provide a Private Rental Assistance (PRA) subsidy which will prevent a rent increase on all current unassisted tenants. Thus, most, if not all, current tenants are expected to remain post renovations. As such, the subject project has an effective capture rate of 0.0%.

5f. The Max Allowable LIHTC Gross rent and unit mix matches the market study. The market study was completed in August 2017 prior to USDA's completion of underwriting. The pro forma rents utilized in the Core Application (approved by USDA) are slightly different from those utilized in the market study, but are within DCA limits and provide the required market advantage.

*DCA's Comments:*

**6 APPRAISALS**

Pass?  

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

1) Does it provide a land value?

1) **Yes**

2) Does it provide a value for the improvements?

2) **Yes**

3) Does the appraisal conform to USPAP standards?

3) **Yes**

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

4)  

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

C. **No**

D. Has the property been:

D.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

Applicant Response	DCA USE
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**FINAL THRESHOLD DETERMINATION (DCA Use Only)**

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

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

1)	No	
2)	No	
3)	No	

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**7 ENVIRONMENTAL REQUIREMENTS**

Pass? 

--

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?

A.	<b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
B.	No	
C.	Yes	
1)	<b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
2)	<65 dB	

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

No applicable road sources (<65 dB), No applicable railways (<65 dB), Reidsville Airport 2.86 miles Southwest (<55 dB)

- D. Is the subject property located in a:

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

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

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

No	
----	--

- 9) Mold? 

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

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

No	
----	--

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

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

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

1)		
2)		
3)		
G.	N/A	

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

H. The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority), <i>Racially mixed</i> (25% - 49% minority), or <i>Non-minority</i> (less than 25% minority)]:	H.	<<Select>>	<<Select>>
I. List all contiguous Census Tracts:	I.		
J. Is Contract Addendum included in Application?	J.		

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**8 SITE CONTROL**

A. Is site control provided through <b>November 30, 2017?</b> Expiration Date:	12/31/18	Pass?	
B. Form of site control:	B. <b>Contract/Option</b>	A. <b>Yes</b>	
C. Name of Entity with site control:	C. <b>Quail Village Limited Partnership</b>	<<Select>>	
D. Is there any Identity of Interest between the entity with site control and the applicant?	D. <b>Yes</b>		

*Threshold Justification per Applicant*

8 D. IOI: The General Partner's of Quail Village Limited Partnership (the Transferor) is Hallmark Group Services of Georgia II, LLC of which Martin H. Petersen is the Manager and William A. Glisson is a Member. Martin H. Petersen is also the Limited Partner of Quail Village Limited Partnership. Martin H. Petersen is the Manager and William A. Glisson is a Member of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Quail Village, LLC (the Transferor).

*DCA's Comments:*

**9 SITE ACCESS**

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

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**10 SITE ZONING**

A. Is Zoning in place at the time of this application submission?	A.	<b>Yes</b>	
B. Does zoning of the development site conform to the site development plan?	B.	<b>Yes</b>	
C. Is the zoning confirmed, in writing, by the authorized Local Government official?	C.	<b>Yes</b>	
If "Yes":	1)	<b>Yes</b>	
1) Is this written confirmation included in the Application?	2)	<b>Yes</b>	
2) Does the letter include the zoning <i>and</i> land use classification of the property?			

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

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

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

3)	Yes	
4)	Yes	
5)	N/Ap	
D.	No	
E.	Yes	

*Threshold Justification per Applicant*

10 C. A zoning letter has been included in Tab 10.  
 10 D. Per DCA, a Conceptual Site Development Plan can be submitted with the 60 day submission

*DCA's Comments:*

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas	N/A
2) Electric	Canoochee Electric Membership Corporation

Pass?	
1)	No
2)	Yes

*Threshold Justification per Applicant*

11 A. An electric letter from Canoochee Electric Membership Corporation has been included in Tab 11.

*DCA's Comments:*

**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?
- 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
  - 1) Public water
  - 2) Public sewer

City of Reidsville
City of Reidsville

Pass?	
A1)	No
2)	No
B1)	Yes
2)	Yes

*Threshold Justification per Applicant*

12 B. A water/sewer letter from the city has been provided in Tab 12.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1)	Room	
A2)	Gazebo	If "Other", explain here
A3)	On-site laundry	

Pass?	
A.	Agree
B.	Agree

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

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

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

1)	Pavilion		
2)	Computer Room		

Additional Amenities (describe below)

3)	N/A		
4)	N/A		

Additional Amenities      Guidebook Met? DCA Pre-approve

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

C.	Agree	
----	-------	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR  
b. Electronically controlled solid cover plates over stove top burners
- D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:
  - 1) Elevators are installed for access to all units above the ground floor.
  - 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
  - 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988  
b. If No, was a DCA Architectural Standards waiver granted?

1)	Yes	
2)	Yes	
3)	No	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.	Agree	
1)	No	
2)	No	
3a)	Yes	
3b)	No	

*Threshold Justification per Applicant*

13 C.3 - Per 2017 QAP no dishwashers are required at a senior properties

*DCA's Comments:*

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

Pass?

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

A.	Pre-Application Waiver	<<Select>>
B.	February 3, 2017	
	Mary Lonski-EMG	
		Yes
C.		Yes
	Jack Wynn-Southern Home Energy Solutions LLC	
D.		Yes
1)		Yes
2)		No
3)		Yes
4)		Yes
E.		Disagree

*Threshold Justification per Applicant*

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

*DCA's Comments:*

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

Pass?

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

A.	Yes	
	Yes	
B.	Yes	
C.	Yes	
D.	Yes	

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?

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

A.	Agree	
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.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?  

Nbr of Units Equipped:	2
------------------------	---

<b>Minimum Required:</b>	Nbr of Units	Percentage
1) a. Mobility Impaired	2	5%
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?  

1) b. Roll-In Showers	1
-----------------------	---

	1	40%
--	---	-----
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?  

2) Sight / Hearing Impaired	1
-----------------------------	---

	1	2%
--	---	----

A1).	No	
2)	Yes	
3)	Yes	
4)	No	
B1)a.	Yes	
b.	Yes	
2)	Yes	

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

E&A Team

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

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

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

Pass?

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

Yes	
No	

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

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

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

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

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

B.

1) Exterior Wall Finishes (select one)

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

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

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

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

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

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

C.		
1)	No	
2)	No	

1) N/A

2) N/A

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

Pass?

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

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

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

B.	Yes	
----	-----	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

C.	No	
D.	No	
E.	Certifying GP/Developer	
F.	<< Select Designation >>	

**F. DCA Final Determination**

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

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

Pass?		
A.	Yes	
B.	No	
C.	Yes	

*Threshold Justification per Applicant*

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

*DCA's Comments:*

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

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

Pass?		
C.		
D.		
E.		
F.		
G.		
H.		
I.		

*Threshold Justification per Applicant*

N/A - Applicant is a for profit entity.

*DCA's Comments:*

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

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?

Pass?		
B.		



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattall County**

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

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

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

C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)?

C.	
D.	

D. CHDO has been granted a DCA HOME consent?

DCA HOME Consent amount:

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

Pass?

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

A.	Yes
B.	No
C.	No
D.	No
E.	

Threshold Justification per Applicant

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

DCA's Comments:

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

Pass?

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

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

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

0	
1	
0	

0	
0	

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

- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Yes	
Yes	

Yes	
-----	--

Threshold Justification per Applicant

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

DCA's Comments:

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

Pass?

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

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

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

**TOTALS:**

92  
10  
1

**1. APPLICATION COMPLETENESS**

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

- A. Missing or Incomplete Documents** Number: 0
- Organization Number: 0
- B. Financial and Other Adjustments** Number: 0

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

DCA's Comments:

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

3

0	0
---	---

**A. Deeper Targeting through Rent Restrictions**

Total Residential Units: **30**

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

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

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

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

Nbr of PBRA Residential Units:

3

0	0
---	---

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

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

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

13

0	0
---	---

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

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

12

--	--

**B. Bonus Desirable**

(1 pt - see QAP)

1

--	--

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

various

--	--

Scoring Justification per Applicant

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

6

0	0
---	---

Evaluation Criteria

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

Applicant Agrees?	DCA Agrees?
-------------------	-------------

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


**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

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

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

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

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

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

**B. Access to Public Transportation**

Choose only one option in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

**N/A - 4% Bond**

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

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

Date of Course

<<Enter Participant's Name here>>

<<Enter Participant's Company Name here>>

<<Enter Participant's Name here>>

<<Enter Participant's Company Name here>>

--	--

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

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

Date of Audit

Date of Report

X		
---	--	--

**A. Sustainable Communities Certification**

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

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

1. **EarthCraft Communities**

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

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

**Commitments for Building Certification:**

- |   |    |  |        |  |
|---|----|--|--------|--|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?             | 1. |  | Yes/No |  |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. |  | Yes/No |  |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. |  | Yes/No |  |

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

**C. Exceptional Sustainable Building Certification**

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? 3 C. Yes/No Yes/No

**D. High Performance Building Design**

The proposed building design demonstrates:

- |   |    |  |        |  |
|---|----|--|--------|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?  | 1. |  | Yes/No |  |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.   | 2. |  | Yes/No |  |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. |  | Yes/No |  |

*Scoring Justification per Applicant*

*DCA's Comments:*

**7. STABLE COMMUNITIES**

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

**7**

0	0
---	---

**A & Census Tract Demographics**

**3**

0	
---	--

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

Yes/No Yes/No

- |  |  |  |  |  |
|--|--|--|--|--|
| 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):  |  |  |  |  |
| 2. Less than <input style="width: 50px;" type="text"/> < Select > below Poverty level (see Income) Actual Percent <input style="width: 50px;" type="text"/>  |  |  |  |  |
| 3. Designated Middle or Upper Income level (see Demographics) Designation: <input style="width: 50px;" type="text"/> <Select>  |  |  |  |  |
| 4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".) |  |  |  |  |

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

Per Applicant  <Select> Per DCA  <Select>

**2**

0	0
---	---

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

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

Market units:  **0** Total Units:  **30** Mkt Pct of Total:  **0.00%**

**2**

0	0
---	---

*DCA's Comments:*

**8. TRANSFORMATIONAL COMMUNITIES**

(choose A or B)

**10**

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**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

**TOTALS:**

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

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

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

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

**A. Community Revitalization**

**2 A.**

--	--

  
Yes/No Yes/No

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

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

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

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

Project is in a QCT? **Yes**      Census Tract Number: **9502.010**      Eligible Basis Adjustment: **DDA/QCT**

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

**OR**

**B. Community Transformation Plan**

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

6	B.		
2	1.		
1	CBD		

**1. Community-Based Team**

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

CBD 1

Entity Name		Website	
Contact Name	Direct Line	Email	

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

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

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

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

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

**Community Quarterback (CQB)** See QAP for requirements.

CQB 1

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

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

iii. CQB Name		Website	
Contact Name	Direct Line	Email	

**2. Quality Transformation Plan**

4 2.

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

a) **Public and Private Engagement** Tenancy: **Elderly**

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

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

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



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

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

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

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

Yes/No	Yes/No
  - ii. Public Meetings

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

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

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	

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

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

Elderly

Source			Bank Name		
Contact	Direct Line		Account Name		
Email			Bank Website		
Bank Contact	Direct Line		Contact Email		
Description of Use of Funds					
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.					

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

**2. Long-term Ground Lease**

- a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2.
- b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?

**3. Third-Party Capital Investment**

Competitive Pool chosen: N/A - 4% Bond

Unrelated Third-Party Name			Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?			
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles	

Description of Investment or Funding Mechanism		
Description of Investment's Furtherance of Plan		
Description of how the investment will serve the tenant base for the proposed development		

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	2,864,356
---	---------	---------	--------------------------------	-----------

**D. Community Designations**

(Choose only one.)

10	D.	
----	----	--

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

Scoring Justification per Applicant

DCA's Comments:

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

0	0
---	---

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

A.		
1.		

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

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

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

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

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

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

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

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

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

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

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

Scoring Justification per Applicant

DCA's Comments:

**10. MARKET CHARACTERISTICS** 2

0	0
---	---

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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Score Value	Self Score	DCA Score
92	20	20

**TOTALS:**

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

For DCA determination:

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

Scoring Justification per Applicant

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

1	0	0
1		
1		

**A. Waiver of Qualified Contract Right**

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

**B. Tenant Ownership**

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

DCA's Comments:

**12. EXCEPTIONAL NON-PROFIT**

0

3		

Nonprofit Setaside selection from Project Information tab:

No

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

**13. RURAL PRIORITY**

Competitive Pool:

N/A - 4% Bond

Urban or Rural: Rural

2		
Unit Total	30	

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

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

Scoring Justification per Applicant

DCA's Comments:

**14. DCA COMMUNITY INITIATIVES**

2	0	0
1		

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

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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Score Value	Self Score	DCA Score
92	20	20

**TOTALS:**

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

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

< Select applicable GICH >

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

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

**B. Designated Military Zones**

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

1

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

City: **Reidsville** County: **Tattnall** QCT? **Yes** Census Tract #: **9502.010**

Scoring Justification per Applicant

DCA's Comments:

B. Yes/No	Yes/No

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**N/A - 4% Bond**

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

**Unmet criterion results in no points!**

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

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

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

Total Qualifying Sources (TQS):

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

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

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

2,864,356
0.0000%

0.0000%
---------

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

3

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**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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Score Value	Self Score	DCA Score
-------------	------------	-----------

**TOTALS:**      **92**

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

Is the applicant claiming these points?

**Selection Criteria**

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

Ranking Pts Value Range

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

Ranking Pts

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

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

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

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

10% of Total Units (max):	3
Total Low Income Units	30
Min 1 BR LI Units required	3
1 BR LI Units Proposed	26

<b>3</b>			<b>0</b>	<b>0</b>
A.			<b>0</b>	<b>0</b>
1.				
2.				
3.				
4.				
B.			<b>0</b>	<b>0</b>
1.				

**B. Target Population Preference**

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

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

- The property is: <<Select applicable status>>
- A. Historic and Adaptive Reuse**  
The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.

Historic Credit Equity:	0
Historic adaptive reuse units:	0
Total Units	30
% of Total	0.00%

<b>2</b>			<b>0</b>	<b>0</b>
A.				
2.				
B.				
1.				
2.				

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

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

Nbr Historic units:	0
Total Units	30
% of Total	0.00%

DCA's Comments:

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

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N


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

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

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

**B. Healthy Eating Initiative** 2

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

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

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events? 2.

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

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

d)

**C. Healthy Activity Initiative**

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

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

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:

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

a)		
b)		
c)		
d)		
e)		

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

Length of Trail  miles

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

	<b>2.</b>		
--	-----------	--	--

*Scoring Justification per Applicant*

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Elderly

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

--	--

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

*Scoring Justification per Applicant*

*DCA's Comments:*

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

2



**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

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

**TOTALS:**

2

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

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

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

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

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

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

Scoring Justification per Applicant

Per Applicant	Per DCA

0.00%

0.00%

Project City	Reidsville
Project County	Tattnall
HUD SA	Tattnall Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

92

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

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

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

**PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall County**

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

Quail Village Apartments

Reidsville, Tattnall County

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

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

Quail Village Apartments  
Reidsville, Tattnall County

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

Quail Village Apartments

Reidsville, Tattnall County

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



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

Quail Village Apartments

Reidsville, Tattnall County

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





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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

Table with columns: Category, Specification, Scale, Unit, Minimum, Maximum. Includes rows for Funding Limits, HOME, and HUD PH Office of Capital Improvements - Total Development Costs.

Large table with columns: MSA, Type, Unit TDC Limit by Bedroom Size (0-4+), Historic / CTO, and Unit TDC Limit by Bedroom Size (0-4+). Lists various MSAs like Albany, Athens, Atlanta, etc. with their respective unit costs.

Summary table for HOME 221(d)(1) Unit Subsidy Limits with columns: Unit Cost Limit (0 BR to 4 BR) and Minimum/Maximum values.

Table with columns: Category, Specification, Scale, Unit, Minimum, Maximum. Lists Annual Operating Expenses such as Urban City of Atlanta, Other MSA, Rural, etc.

Table with columns: Category, Specification, Scale, Unit, Minimum, Maximum. Lists Development Costs including Pre-Development Costs, Hard Costs, Construction Contingency, Bulker Profit, etc.

Table with columns: Category, Specification, Scale, Unit, Minimum, Maximum. Lists Proforma Operating Forecast metrics like Revenue Growth Rate, VAC Loss Rate, etc.

Table with columns: Category, Specification, Scale, Unit, Minimum, Maximum. Lists Assumed Family Size Adjustments with columns: # Bdrms, Adj, AFS.

DCA UTILITY ALLOWANCES Effective 1/1/2017

Table with columns: Unit Type, Use, Appliance Type, and utility allowances for Northern and Southern Regions. Includes rows for Heating, Propene, Electric, etc.





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

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