### 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 renovations and has successfully 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.

Quali Village Apartments is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Quali 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 Quali 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 longial peopsit 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.

	PAR	ONE - PROJECT INFOR	MATION - 20	017-0 Quail \	/illage Apartn	nents, Reio	dsville, Tattn	all County			
	Please note:				e and <b>do not co</b>					Use ONLY -	Project Nbr:
	May Pavision 2			cked for your use and <b>do contain</b> references/formulas that can be overwritten.							17-0
	May Revision 3	Yellow cells - D	CA USE ONLY								
I.	DCA RESOURCES	LIHTC (auto-filled from la	ter entries)	\$	98,717		DCA HOME	(from Cons	ent Form)	\$	-
II.	TYPE OF APPLICATION	Tax Exempt Bond / 4% cred	it	>	Pre-Application	on Numbe	er (if applicable)	- use format 2	2017PA-###	20171	PA-526
				-	Have any cha	nges occur	rred in the pro	oject since pr	e-application	?	No
	Was this project previously submitted to the	ne Ga Department of Comr	nunity Affairs	No	If Yes, please	provide the	e information	requested be	elow for the p	reviously sub	mitted project:
	Project Name previously used:								usly assigned		
	Has the Project Team changed?	If No, what v	vas the DCA	Qualification	Determination	for the Tea	nm in that rev	<< Select	Designation	>>	
III.	APPLICANT CONTACT FOR APPLICAT	ION REVIEW									
	Name	Caitlin Waldie						Title	Director of I	Development	
	Address	4025 Lake Boone Trail, S	uite 209					Direct Line		(919) 882-2	384
	City	Raleigh					_	Fax		(919) 573-7	
	State	NC		Zip+4	27607-	3080		Cellular		(919) 902-0	938
	Office Phone	(919) 573-7502		Ext.	2384	E-mail	caitlin.waldi	e@greyco.co	om		
	(Enter phone numbers without using hyphens,	parentheses, etc - ex: 123456	57890)								
IV.	PROJECT LOCATION										
	Project Name	Quail Village Apartments					Phased Pro	ject?		No	
	Site Street Address (if known)	199 Memorial Drive					DCA Projec	t Nbr of prev	ious phase:		
	Nearest Physical Street Address *	199 Memorial Drive					Scattered S	ite?	No	Nbr of Sites	1
	Site Geo Coordinates (##.#####)	Latitude: 32.083912			-82.107918		Acreage			2.6000	
	City	Reidsville		9-digit Zip**	30453-	4641		Census Tra		9502.010	1
	Site is predominantly located:	Within City Limits		County	Tattnall			QCT?	Yes	DDA?	No
	In USDA Rural Area?		ral County?	Yes	Overall:	Rural		HUD SA:		Tattnall Co.	
	* If street number unknown	Congressional		Senate	State H		_	erified by app	olicant using f	_	
	Legislative Districts **	12		4	15	7	Zip Codes			sps.com/zip4/	welcome.jsp
	If on boundary, other district:						Legislative Dis		http://votesma		
	Political Jurisdiction	City of Reidsville					Website	www.cityofi	reidsvillega.co	om	
	Name of Chief Elected Official	Sydney Clifton		Title	Mayor						
	Address	P.O. Box 730		ī			City	Reidsville			
	Zip+4	30453-0730	Phone	(	912) 557-4786		Email	sclifton@ci	tyofreidsvilleg	a.com	
٧.	PROJECT DESCRIPTION										
	A. Type of Construction:			1						<b>-</b>	
	New Construction		0			Adaptive Re		Non-historic	0	Historic	0
	Substantial Rehabilitation		0		ŀ	Historic Ref	hab				0

PART ONE - PROJECT INFO	RMATION - 2017-0 Quail Vi	illage Apartments, Reidsville, Tattnall County
Acquisition/Rehabilitation	30	> For Acquisition/Rehabilitation, date of original construction: 1994
B. Mixed Use	No	
C. Unit Breakdown	PBRA	D. Unit Area
Number of Low Income Units  Number of 50% Units  Number of 60% Units  Number of Unrestricted (Market) Units  Total Residential Units  Common Space Units  Total Units	30 29 0 0 30 29 0 30 0 30	Total Low Income Residential Unit Square Footage Total Unrestricted (Market) Residential Unit Square Footage Total Residential Unit Square Footage Total Common Space Unit Square Footage Total Square Footage from Units  20,190 20,190 20,190
E. Buildings Number of Residential Buildings Number of Non-Residential Buildings Total Number of Buildings	5 0 5	Total Common Area Square Footage from Nonresidential areas  Total Square Footage  20,796
F. Total Residential Parking Spaces	44	(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family
VI. TENANCY CHARACTERISTICS		projects, 1 per unit for senior projects)
A. Family or Senior (if Senior, specify Elderly or HFOP)	Elderly	If Other, specify:
		If combining Other with Family Elderly Family or Sr, show # Units: HFOP Other
B. Mobility Impaired Nbr of Units Equipped: Roll-In Showers Nbr of Units Equipped:	2 1	% of Total Units 6.7% Required: 5% % of Units for the Mobility-Impaired 50.0% Required: 40%
C. Sight / Hearing Impaired Nbr of Units Equipped:	1	% of Total Units 3.3% Required: 2%
VII. RENT AND INCOME ELECTIONS		
A. Tax Credit Election	40% of Units at 60% of AM	<u> </u>
B. DCA HOME Projects Minimum Set-Aside Requirement (Ren	t & Income)	20% of HOME-Assisted Units at 50% of AMI
VIII. SET ASIDES		
A. LIHTC: Nonprofit	No	
B. HOME: CHDO	No	(must be pre-qualified by DCA as CHDO)
IX. COMPETITIVE POOL	N/A - 4% Bond	
X. TAX EXEMPT BOND FINANCED PROJECT		
Issuer: Housing Authority of the City of Maco	n, Georgia	Inducement Date: March 9, 2017
Office Street Address City  2015 Felton Avenue Macon	State GA	Zip+4         31201-2404         T-E Bond \$ Allocated:         65,000,000
Contact Name Quanita Rhodes	Title Finance Direct	

	PART	ONE - PROJECT INFORMATION - 20	017-0 Quail \	/illage Apartm	nents, Reidsville, Tattna	all County		
	10-Digit Office Phone (478) 752-50	Direct line	(478) 7	52-5096	Website			
XI.	AWARD LIMITATIONS FOR CURRENT D	OCA COMPETITIVE ROUND					_	
	The following sections apply to all direct ar	nd indirect Owners, Developers and Co	nsultants (En	itity and Princip	oal) :			
	A. Number of Applications Submitted:		1					
	B. Amount of Federal Tax Credits in Al	I Applications:	<u>.</u> ]					
		• •	orincinals has	a direct or indirect Ow	nershin interest:			
C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its project Participant  Name of Project  Interest					ipant	Name of Project		Interest
	1	<b>,</b>		7	L			
	2			8				
	3			9				
	4			10				
	5			11				
	6			12				
	D. Names of Projects in which the Owr		d each of its	principals is p	partnering with an inex	perienced unrelated en	ntity for purpos	ses of
	meeting DCA Experience Requireme			D ' 1D 1' '		N (D )		
	Project Participant	Name of Project		Project Partici	ipant	Name of Project		
	2			γ				
	3			9				
	4			10				
	5			11				
	6			12				
ΧII	PRESERVATION	Yes	1					
	A. Subsequent Allocation	Yes	<u>!</u> ]					
	Year of Original Allocation	1993	=					
	Original GHFA/DCA Project Number	GA-93-025		]				
	First Year of Credit Period	1995		' F	First Building ID Nbr in Pr	roject	GA-93-0250	1
	Expiring Tax Credit (15 Year)	Yes		_ L	ast Building ID Nbr in Pr	oject	GA-93-0250	5
	Date all buildings will complete 15 yr C	compliance pd December 3	1, 2010					
	B. Expiring Section 8	No						
	C. Expiring HUD		_					
	HUD funded affordable nonpublic hous	sing project No		ŀ	HUD funded affordable p	ublic housing project	No	

XIII. ADDITIONAL PROJECT INFORMATION

		PART UNE - PROJECT INFOR	KIVIA I IUN - 2	017-0 Quali v	illage Apart	ments, Reid	isville, rattina	iii County		
Number of Public Housin Nbr of Units Reserved ar Local PHA Street Address City		of a local public housing replacement page Units reserved and rented to public hand Rented to:  PHA Tenants w/ PBRA:	-	Households Zip+4	on Waiting List:	No		esidential Units esidential Units	0%	0% 0%
R	Area Code / Phone  Existing properties: curr	rently an Extension of Cancellation	J Ontion?	Email No	If ves expi	ration year:		Nbr yrs to forgo cancel	llation ontion:	
Б.	<b>.</b> .	cise an Extension of Cancellation O	-	110	,	ration year:		Nbr yrs to forgo cancel		
C	Is there a Tenant Owner	•	y	No	ii yoo, onpi	ration your		TVDI YIS to longo cuncer	idilon option.	
	Is the Project Currently	•		Yes	If Yes	>:	Total Existing Number Occ % Existing C	upied		30 30 100.00%
	Amenities? Architectural Standards? Sustainable Communities HOME Consent? Operating Expense? Credit Award Limitation (e	rovals - have the following waivers as Site Analysis Packet or Feasibility studestraordinary circumstances)?	•	yes	If Yes, nev	v Limit is	Qualification Payment and Other (speci	Determination? d Performance Bond (HC		Yes
Г. V.	Projected Place-In-Servi Acquisition Rehab New Construction APPLICANT COMMENTS	S AND CLARIFICATIONS	March 31, 2 December 3			XV.	DCA COMM	ENTS - DCA USE ONLY	Y	
ection 2 ebsite: t be ei 5,000, o weel	X (Tax Exempt Bond Financed http://www.maconhousing.contered in the field above becau 000 for the portfolio. Final bonks of closing.	d Project) - Official name of issuer: The Houm. This listing was not available in the dropuse it is pre-set for a telephone number. To ad amounts will be determined in conjunctionation) - Additional financial waivers were recommend.	down above fo tal issuance is n with the issu	or issuers. The v a not to exceed uer and bond cou	vebsite could number of					

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

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I. OWNERSHIP INFORMATION
--------------------------

A OWNERSHIP ENTITY	Hallmark Quail Villag	e, LLC					Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road						Title of Principal	Manager
City	Atlanta		ed Tax ID:	82-1675945			Direct line	(770) 984-2100
State	GA Zip+4	30339-5	704	Org Type:		r Profit	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@l	nallmarkco.c			
(Enter phone nbrs w/out using hyphens	s, parentheses, etc - ex: 1	1234567890)				* Must be ve	rified by applicant usir	ng following website:
B PROPOSED PARTNERSHIP INFORM. 1. GENERAL PARTNER(S)	ATION					http://zip4.usps	s.com/zip4/welcome.jsp	
a. Managing Gen'l Partner	Hallmark-Georgia GF	, LLC					Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road						Title of Principal	Manager
City	Atlanta		Website	www.hallmar			Direct line	(770) 984-2100
State	GA		Zip+4	30339			Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100	107	E-mail	ppetersen@l	nallmarkco.c	com		
b. Other General Partner							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
10-Digit Office Phone / Ext.	I		E-mail					
c. Other General Partner							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
10-Digit Office Phone / Ext.			E-mail				Cellulai	
			L-IIIali					
2. LIMITED PARTNERS (PROPOSED	•						Ju (D	There C. Deven
a. Federal Limited Partner	Boston Financial Inve		ment, LP				Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Str		\A/- I 'I -				Title of Principal	Senior Vice President
City	Louisville		Website	www.bfim.co			Direct line	(502) 403-7171
State	KY (502) 212 2022		Zip+4	40202			Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822		E-mail	thomas.para	more@btim.	.com	_	
b. State Limited Partner	Boston Financial Inve		ment, LP				Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Str						Title of Principal	Senior Vice President
City	Louisville		Website	www.bfim.co			Direct line	(502) 403-7171
State	KY		Zip+4	40202			Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822		E-mail	thomas.para	more@bfim.	.com		
3. NONPROFIT SPONSOR								
Nonprofit Sponsor							Name of Principal	
Office Street Address							Title of Principal	
City			Website				Direct line	
State			Zip+4				Cellular	
						_		

				17-0 Quail Village Apartments, Reidsv		
		workbook. Do NOT Copy from an		ook to "Paste" here . Use "Paste Sp	ecial" and select "Value	es" instead.
	10-Digit Office Phone / Ext.		E-mail			
II.	DEVELOPER(S)					
	A DEVELOPER	Hallmark Development Services, LL	.C		Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Title of Principal	Manager
	City	Atlanta	Website	www.hallmarkco.com	Direct line	(770) 984-2100
	State 10-Digit Office Phone / Ext.	GA (770) 984-2100 107	Zip+4 E-mail	30339-5704 ppetersen@hallmarkco.com	Cellular	
		(770) 764-2100	L-IIIaII	ppeterseri@naiimarkco.com	_	
	B CO-DEVELOPER 1				Name of Principal	
	Office Street Address		14/ - I 'I-		Title of Principal	
	City State		Website Zip+4		Direct line Cellular	
	10-Digit Office Phone / Ext.		E-mail		Cellulai	
			L man		<b>T</b> (5)	
	C CO-DEVELOPER 2				Name of Principal	
	Office Street Address City		Website	1	Title of Principal Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail		Odialai	
	D DEVELOPMENT CONSULTANT	Greystone Affordable Development			Name of Principal	Tanya Eastwood
	Office Street Address	4025 Lake Boone Trail, Suite 209			Title of Principal	President
	City	Raleigh	Website	www.greyco.com	Direct line	(919) 573-7515
	State	NC	Zip+4	27607-3080	Cellular	(919) 357-5576
	10-Digit Office Phone / Ext.	(919) 573-7502 7515	E-mail	tanya.eastwood@greyco.com		
III.	OTHER PROJECT TEAM MEMBERS					
	A OWNERSHIP CONSULTANT				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			
	B GENERAL CONTRACTOR	Great Southern, LLC			Name of Principal	Mike McGlamry
	Office Street Address	2009 Springhill Drive			Title of Principal	Manager
	City	Valdosta	Website	www.greatsouthernllc.com	Direct line	(220) 5 (4, 0007
	State 10-Digit Office Phone / Ext.	GA (229) 506-6876	Zip+4 E-mail	31602-2135 mike@greatsouthernllc.com	Cellular	(229) 561-9997
		· · · · · · · · · · · · · · · · · · ·	E-IIIdII	mike@greatsoutherniic.com		
	C MANAGEMENT COMPANY	Hallmark Management, Inc.			Name of Principal	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250	Mahaita	Lusury hallmarkaa aam	Title of Principal	Manager (770) 984-2100
	City State	Atlanta GA	Website Zip+4	www.hallmarkco.com 30339-5704	Direct line Cellular	(110) 904-2100
	10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@hallmarkco.com	Geliulai	

	PART T	WO - DEVELOPMENT TEAM INFORI	MATION - 20	17-0 Quail Village Apartments, Rei	idsville, Tattnall County						
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D ATTORNEY		Coleman Talley, LLP			Name of Principal	Gregory Q. Clark					
Office Street Address		3475 Lenox Road N.E., STE 400			Title of Principal	Partner					
City		Atlanta	Website	www.colemantalley.com	Direct line	(229) 671-8260					
State		GA	Zip+4	30326-3229	Cellular	(229) 834-9704					
10-Digit Office Phone	/ Ext.	(229) 242-7562	E-mail	greg.clark@colemantalley.com							
E. ACCOUNTANT		Tidwell Group			Name of Principal	Ed Wetherington, Jr.					
Office Street Address		5901 Peachtree Dunwoody Road			Title of Principal	Partner					
City		Atlanta	Website	www.tidwellgroup.com	Direct line						
State		GA	Zip+4	30328-5548	Cellular	(770) 380-2289					
10-Digit Office Phone	/ Ext.	(470) 273-6640	E-mail	ed.wetherington@tidwellgroup.com		1/ 2/ 222					
F. ARCHITECT		Wallace Architects, LLC			Name of Principal	Zac Wallace					
Office Street Address		302 Campusview Drive, Suite 208	8		Title of Principal	Partner					
City		Columbia	Website	www.wallacearchitects.com	Direct line	(660) 826-7000					
State		MO	Zip+4	65201-7506	Cellular	(314) 435-2497					
10-Digit Office Phone	/ Fxt	(573) 256-7200	E-mail	zacw@wallacearchitects.com	Ocilalai	(611) 100 2177					
• • • • • • • • • • • • • • • • • • • •		(Answer each of the questions belo	_								
A LAND SELLER (If applical		Quail Village Limited Partnership	Principal	Martin H. Petersen	10-Digit Phone / Ext.	7709842100/107					
Office Street Address		3111 Paces Mill Road, STE A-250		Martin H. Fetersen	City	Atlanta					
State			39-5704	E-mail ppetersen@hallmarko	City Co. com	Alianta					
B IDENTITY OF INTEREST		GA ZIP+4 303.	37-3704	L-IIIali ppeterseri@fiaiiifiarko	,0.00111						
Is there an ID of interest	Yes/No	If Yes, explain relationship in boxes p	rovided below	, and use Comment box at bottom of	this tab or attach additional	pages as needed:					
1. Developer and	No					13					
Contractor?	INO										
Contractor?											
2. Buyer and Seller of		An Identity of Interest does exist between Halli									
Land/Property?		The General Partner of Quail Village Limited P	'artnership (seller)	is Hallmark Group Services of Georgia II, LLO	C, of which Martin H. Petersen is th	e Manager and William A. Glisson is					
1 3		a Member.									
			artin H. Petersen is also the Limited Partner of Quail Village Limited Partnership.								
		Village, LLC (buyer).	lartin 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	No										
	INO										
Consultant?											
<ol><li>Syndicator and</li></ol>	No										
Developer?											
·											
<ol><li>6. Syndicator and</li></ol>	No										
Contractor?											
	1										

# PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here. Use "Paste Special" and select "Values" instead. 7. Developer and Consultant? 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

Participan	<ol> <li>Has any person, principal, or agent for this ε</li> </ol>	entity ever	2. Is entity	3. Org Type	4. Project	5. Does th	s entity or a member of this entity have a conflict of interest with any
t	been convicted of a felony (Yes or No)	?	a MBE/	(FP,NP,	Ownership	member,	officer, or employee of an entity that partners or contracts with the
	,		WBE?	CHDO)	Percentage		If yes, explain briefly in boxes below and use Comment box at
		1		020,	. or our ago	7.66	the bottom of this tab or attach explanation.
							the bottom of this tab of attach explanation.
	If yes, explain briefly in boxes below and either use	Yes/No				Yes/No	Priof Evaluation
	Comment box or attach explanation.			E D (1)	0.04000/		Brief Explanation
Managing		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
Genrl Prtnr							explanation.
							explanation.
Other							
Genrl Prtnr							
Other							
Genrl Prtnr							
Federal		No	No	For Profit	99.9900%	No	
Ltd Partner							
State Ltd		No	No	For Profit	0.0000%	No	
Partner							
NonProfit							
Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner,
		110	1.0	1 or 1 ronk	0.000070	100	Developer, and Management Agent. Please refer to the comment box for further
							explanation.
Co-							
Developer							
Co-							
Developer							
Owner							
Consultant		NI-	N	Fan Duast's	0.00000/	Nie	
Developer		No	No	For Profit	0.0000%	No	
Consultant							

• •			•	5 11							
PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Quail Village Apartments, Reidsville, Tattnall County											
Do NOT delete this tab from this works	se "Paste Special" and select "Values" instead.										
Contractor	No	No	For Profit	0.0000%	No						
Manageme	No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner,					
nt		110	1 or 1 ronc	0.000070	103	Developer, and Management Agent. Please refer to the comment box for further					
Company						explanation.					
			Total	100.0000%							
VI. APPLICANT COMMENTS AND CLARIFICAT	IONS					VI. DCA COMMENTS - DCA USE ONLY					
Section V - Part C - Column 5:											
Buyer and Developer:											
A Member of Hallmark Development Services, LLC (the De	eveloper) is The F	Iallmark Comp	anies, Inc., of wl	hich Martin H. I	Petersen is						
the President.											
Martin H. Petersen is also the Manager and William A. Glis			•								
Martin H. Petersen is the Manager and William A. Glisson			laings, LLC, the	Member of Ha	ılmark-						
Georgia GP, LLC and Manager of Hallmark Quail Village, I	LC (the Transier	ee).									
Buyer and Management Agent:											
The Hallmark Companies, Inc. is the 100% shareholder of	Hallmark Manage	ment, Inc. (the	e Management A	gent), of which	Martin H.						
Petersen is the President.	3	, ,	3	<i>5 /</i> ·							
Martin H. Petersen is the Manager of Hallmark GP Holding	s, LLC, the Memb	er of Hallmark	k-Georgia GP, LL	_C and Manage	er of Hallmark						
Quail Village, LLC (the Transferee).			· ·	ŭ							
Developer and Management Agent:											
The Hallmark Companies, Inc. is the 100% shareholder of	Hallmark Manage	ment, Inc. (the	e Management A	gent) and a Me	ember of						
Hallmark Development Services, LLC (the Developer).											
See Tab 10 Qualification for Organizational Chart											
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	able Bonds			McKinney-Vento Homeless	Yes	JSDA PBRA			
	CDBG				FHLB / AHP *		Section 8 PBRA			
	HUD 811 Rental Assistar	nce Demonstration (RAD)			NAHASDA		Other PBRA - Source:	Specify Other PBRA Source here		
	DCA HOME * Amt \$	DCA HOME * Amt \$			Neigborhood Stabilization Program *		National Housing Trust F	National Housing Trust Fund		
	Other HOME * Amt \$				HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here			
Other HOME - Source Specify Other HOME Source here							Specify <i>Administrator</i> of Other Funding Type here			

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

### II. CONSTRUCTION FINANCING

Financing Type		Name of Financing Entity	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 Fe	es	Hallmark Development Services, LLC	18,019				
Federal Housing Credit	Equity	Boston Financial Investment Management, LP	56,814	1			
State Housing Credit E	quity	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)							
Total Construction Fi	nancing:		2,574,435				
Total Construction Peri	od Costs from Development Budget:		2,574,435				
Surplus / (Shortage) of	Construction funds to Construction costs:		0				

### III. PERMANENT FINANCING

			Effective	Term	Amort.	Annual Debt Service in	
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
Mortgage A (Lien Position 1)	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 E	(Lien Position	2)	USDA, Rural Housing Service (Assumed RD 515)	763,619	1.000%	30	50	0	Adjusted Interest
Mortgage C	C (Lien Position	3)							
Other:									
Foundation	or charity fund	ing*					-		
Deferred D	evlpr Fee	5.14%	Hallmark Development Services, LLC	18,019	2.500%	12	12	4,668	Cash Flow
Total Cash F	low for Years 1	· 15:	135,422				-		
DDF Percen	t of Cash Flow (\	/rs 1-15)	17.955% 17.955%						
Cash flow co	overs DDF P&I?		Yes						
Federal Gra	ant								
State, Loca	I, or Private Gra	ant				<u>Equity</u>	Check	<u>+ / -</u>	TC Equity
Federal Ho	using Credit Eq	juity	Boston Financial Investment Management, LP	1,201,266		1,20	1,391	-125.54	% of TDC
State Hous	ing Credit Equit	ty	Boston Financial Investment Management, LP	582,372		582	,433	-60.96	42%
Historic Cre	edit Equity								20%
Invstmt Ear	nings: T-E Bon	ds	U.S. Bank	7,080					62%
Invstmt Ear	nings: Taxable	Bonds							
Income from	m Operations								
Other:	Surplus Repla	acement	Hallmark Quail Village, LLC	75,000					
Other:									
Other:									
Total Perm	anent Financing	g:		2,864,356					
Total Devel	opment Costs t	from Develo	ppment Budget:	2,864,356					
	-		Is to development costs:	0					
	0 ,		exceeding DCA cost limit (see Appendix L Section L	1)					

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

# IV. DCA COMMENTS - DCA USE ONLY Section I USDA PBRA: The project has 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

. DEVELOPMENT BUDGET				TOTAL COST	New Construction	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable
PRE-DEVELOPMENT COSTS				101/1E 0031	Basis	DDE DEVELO	PMENT COSTS	Basis
Property Appraisal				5,490		PRE-DEVELO	4,942	
Market Study				4,700			4,700	
Environmental Report(s)				8,267			8,267	
Soil Borings				0,207			0,201	
Boundary and Topographical Surve	W							
Zoning/Site Plan Fees	; y							
Other: Capital Needs Assessment				4,800			4,800	
Other: << Enter description here; pro	vide detail &	justification in tab Part	IV-h >>	4,000			4,000	
Other: << Enter description here; pro		<i>,</i>						
Other.	viuc uctaii a	Justilication in tab i art	Subtotal	23,257	_	_	22,709	_
ACQUISITION			Jubiolai	25,257		ACOU	ISITION	
Land				75,000		710001	13111014	
Site Demolition				101000				
Acquisition Legal Fees (if existing s	tructures)			14,153		11,976		
Existing Structures				778,619		676,161		
			Subtotal	867,772		688,137		-
LAND IMPROVEMENTS							ROVEMENTS	
Site Construction (On-site)		Per acre:	85,653	222,699			222,699	
Site Construction (Off-site)			,					
,			Subtotal	222,699	-	-	222,699	-
STRUCTURES						STRUC	TURES	
Residential Structures - New Const	ruction							
Residential Structures - Rehab				899,840			899,840	
Accessory Structures (ie. communi	y bldg, mai	ntenance bldg, etc.) -	New Constr					
Accessory Structures (ie. communi	y bldg, mai	ntenance bldg, etc.) -	Rehab	9,391			9,391	
			Subtotal	909,231	-	-	909,231	-
CONTRACTOR SERVICES		OCA Limit	14.000%			CONTRACTO	OR SERVICES	
Builder Profit:	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	Subtotal	158,468	-	-	158,468	-
OTHER CONSTRUCTION HARD (	COSTS (Nor	n-GC work scope items do	ne by Owner)	C	THER CONSTRUCT	TION HARD COSTS (N	Non-GC work scope it	ems done by Owner)
Other: << Enter description here; pro				-			-	,
$\underline{T}$ otal $\underline{C}$ onstruction $\underline{H}$ ard $\underline{C}$ osts			43,013.26	per <u>Res'l</u> unit	43,013.26	per unit	62.05	per total sq ft
1,290,397.72		Average TCHC:	•	per <u>Res'l</u> unit SF	63.91	per unit sq ft		· ,

CONSTRUCTION CONTINGENCY

CONSTRUCTION CONTINGENCY

	PART FOUR - USES 0	F FUNDS -	2017-0 Quail Village A	partments, Reidsv	ille, Tattnall County		
Construction Continger	су	7.00%	90,328			90,328	
I. DEVELOPMENT BU			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PER	IOD FINANCING			Duoio	CONSTRUCTION P	ERIOD FINANCING	Daoio
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee Construction Loan Inter	ast		16,795			12,311	
Construction Legal Fee			10,773			12,311	
Construction Period Ins			2,400			2,400	
Construction Period Re							
Construction Insurance							
Title and Recording Fee Payment and Performa			16,208			16,208	
Other:	nice bonus		10/200			10,200	
Other:							
DDOFFCCIONAL CED	WOEG	Subtota	35,403	-	-	30,919	-
PROFESSIONAL SER' Architectural Fee - Des			19,500		PROFESSION	AL SERVICES 19,500	
Architectural Fee - Sup			10,500			10,500	
Green Building Consult	ant Fee Max: 20,000						
	n Certification Fee (LEED or Earthcraft)						
Accessibility Inspection			1,375			1,375	
Construction Materials Engineering	resung						
Real Estate Attorney							
Accounting			10,000			10,000	
As-Built Survey			7,200			6,481	
Other: Energy Audit Tes	sting	Subtota	2,260 50,835	_	_	2,260 50,116	_
LOCAL GOVERNMEN	T FEES Avg per unit: 0	Subtota	30,033		LOCAL GOVE	RNMENT FEES	
<b>Building Permits</b>	3,						
Impact Fees							
Water Tap Fees	waived?						
Sewer Tap Fees	waived?	Subtota	-	-	-	-	-
PERMANENT FINANC	ING FEES	Cabiota			PERMANENT FI	NANCING FEES	
Permanent Loan Fees			7,500				
Permanent Loan Legal			- 2.250				
Title and Recording Fed Bond Issuance Premiur			2,250				
Cost of Issuance / Unde			33,027				

PART FOUR - USES OF	FUNDS - 2	017-0 Quail Village <i>I</i>	Apartments, Reidsville, Tattnall County
Other:			
Ouid.	Subtotal	42,777	-
	Sabiolai	12,111	Now.
. DEVELOPMENT BUDGET (cont'd)			New Acquisition Rehabilitation Amortizable or
		TOTAL COST	Construction Basis Basis Non-Depreciable
DCA DELATED COSTS			Basis  DCA-RELATED COSTS  Basis  Basis
DCA-RELATED COSTS			DCA-KELATED COSTS
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)		6,500	
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		9,000	
DCA Waiver and Pre-approval Fees LIHTC Allocation Processing Fee	7,897	7,898	
LIHTC Campliance Monitoring Fee	24,000	24,000	
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)	24,000	24,000	
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000	
		3,000	
Other:			
other.	Subtotal	50,398	
EQUITY COSTS	Subtotal	30,370	EQUITY COSTS
Partnership Organization Fees		300	220111 00010
Tax Credit Legal Opinion		300	
Syndicator Legal Fees		16,304	
Other:		10,001	
Culon	Subtotal	16,604	-
DEVELOPER'S FEE		·	DEVELOPER'S FEE
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
	Subtotal	350,465	103,547 246,918 -
START-UP AND RESERVES	ļ		START-UP AND RESERVES
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	-
	Subtotal	42,269	- 7,000 -
OTHER COSTS	'		OTHER COSTS
Relocation		3,600	3,600
Other: Project Administration		250	-
	Subtotal	3,850	- 3,600 -

PART FOUR - USES OF FUNDS - 2017-0 Quail Village A	<mark>Apartments, Reidsv</mark> i	ille, Tattnall County		
TOTAL DEVELOPMENT COST (TDC) 2,864,356	-	791,684	1,741,988	-
Average TDC Per: Unit: 95,478.52 Square Foot: 137.74				
II. TAX CREDIT CALCULATION - BASIS METHOD	New Construction	4% Acquisition Basis	Rehabilitation Basis	
Subtractions From Eligible Basis	Basis	Dusis	Dasis	
Amount of federal grant(s) used to finance qualifying development costs  Amount of nonqualified nonrecourse financing  Costs of Nonqualifying units of higher quality  Nonqualifying excess portion of higher quality units  Historic Tax Credits (Residential Portion Only)  Other <enter comments="" description="" detailed="" here;="" if="" needed="" section="" use=""></enter>				
Total Subtractions From Basis:	0		0	
Eligible Basis Calculation				
Total Basis	0	791,684	1,741,988	
Less Total Subtractions From Basis (see above)	0		0	
Total Eligible Basis	0	791,684	1,741,988	
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)  Type: DDA/QCT	0	701 / 04	130.00%	
Adjusted Eligible Basis Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	791,684 <b>100.00</b> %	2,264,584 100.00%	
Multiply Adjusted Eligible Basis by Applicable Fraction  Qualified Basis	0	791,684	2,264,584	
Multiply Qualified Basis by Applicable Credit Percentage	U	3.23%	3.23%	
Maximum Tax Credit Amount	0	25,571	73,146	
Total Basis Method Tax Credit Calculation		98,717		
III. TAX CREDIT CALCULATION - GAP METHOD Equity Gap Calculation			-	
Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.	4,473,658		, provide amount of funding	
<u>Total Development Cost (TDC, PCL, or TDC less Foundation Funding: explain in Comments if TDC &gt; PCL)</u>	2,864,356		table organization to cover eeding the PCL:	Historic Designation, indicate below (Y/N):
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	1,062,699	_		
Equity Gap	1,801,657 / 10	Funding Amount	0	Hist Desig
Divide Equity Gap by 10 Annual Equity Required	180,166	Federal	State	
Enter Final Federal and State Equity Factors (not including GP contribution)	1.8070	= 1.2170	+ 0.5900	1
Total Gap Method Tax Credit Calculation	99,704			
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	98,717	<u></u>		

### 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

00 71	7
98, <i>1</i> I	1

VI.

### V. APPLICANT COMMENTS AND CLARIFICATIONS

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

CONSTRUCTION PERIOD FINANCING: 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

### DCA COMMENTS - DCA USE ONLY

# 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.

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost - Total Basis -		
CONSTRUCTION PERIOD FINANCING		
0		
Total Cost - Total Basis -		
0		
Total Cost - Total Basis -		
PROFESSIONAL SERVICES		
Energy Audit Testing	Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.	The energy audits are depreciable soft costs included in the calculation of eligible basis.
Total Cost 2,260 Total Basis 2,260		
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		I
0		
Total Cost -		
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 1,980 Total Basis - OTHER COSTS		
Project Administration  Total Cost 250 Total Basis -	\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

# PART FIVE - UTILITY ALLOWANCES - 2017-0 Quail 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"

UTILITY ALLOWA	NCE SCHEDULE #	#1	Source of L	Itility Allowances	USDA approve	ed budget f	or 2017		
			Date of Utili	ity Allowances	January 1, 201	17	Structure I	ИF	
			Paid By (c	check one)	Tenant-Pa	aid Utility	– Allowances by	Unit Size (	# Bdrms)
Utility	Fuel		Tenant	Owner	<b>Efficiency</b>	1	2	3	4
Heat	Electric		Х			18	27		
Cooking	Electric		Х			6	9		
Hot Water	Electric		Х			11	17		
Air Conditioning	Electric		Х			8	12		
Range/Microwave	Electric		Х			7	9		
Refrigerator	Electric		Х			7	9		
Other Electric	Electric		Х			8	11		
Water & Sewer	Submetered*?	Yes	Х			48	56		
Refuse Collection			Х			10	10		
Total Utility Allowa	nce by Unit Size				0	123	160	0	0
JTILITY ALLOWAN	NCE SCHEDULE #	+2	Date of Utili	Jtility Allowances ity Allowances			Structure		
UTILITY ALLOWAN	NCE SCHEDULE #	#2	Date of Utili	ity Allowances check one)		aid Utility /	Structure L	Unit Size (	# Bdrms)
Utility	Fuel		Date of Utili	ity Allowances	Tenant-Pa Efficiency	aid Utility /		Unit Size (	# Bdrms) 4
<b>Utility</b> Heat	Fuel < <select fuel="">&gt;</select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
<b>Utility</b> Heat Cooking	Fuel <select fuel="">&gt;  <select fuel="">&gt;</select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
<b>Utility</b> Heat Cooking Hot Water	Fuel  < <select fuel="">&gt;  &lt;<select fuel="">&gt;  &lt;<select fuel="">&gt;  &lt;<select fuel="">&gt;  </select></select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric Electric</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric Electric Electric Electric</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric Electric Electric Electric Electric</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric  Electric  Electric  Electric  Electric</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric Electric Electric Electric Electric Submetered*?</select></select></select>	>	Date of Utili	ity Allowances check one)	Efficiency	1	Allowances by 2	3	4
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer	Fuel <select fuel="">&gt;  <select fuel="">&gt;  <select fuel="">&gt;  Electric Electric Electric Electric Electric Submetered*?</select></select></select>	>	Date of Utili	ity Allowances check one)		_	Allowances by	-	
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection	Fuel  < <select fuel="">&gt;  &lt;<select fuel="">&gt;  &lt;<select fuel="">&gt;  Electric Electric Electric Electric Submetered*?</select></select></select>	Select>	Date of Utili	ity Allowances check one)	Efficiency	1	Allowances by 2	3	4
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa	Fuel <select fuel="">&gt; <select fuel="">&gt; <select fuel="">&gt; <select fuel="">&gt; Electric Electric Electric Electric Submetered*?  Ince by Unit Size  MUST be sub-metered</select></select></select></select>	<select></select>	Paid By (c Tenant	ity Allowances check one)	Efficiency	1	Allowances by 2	3	4
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa New Construction units APPLICANT COMM	Fuel <select fuel="">&gt; <select fuel="">&gt; <select fuel="">&gt; Electric Electric Electric Electric Submetered*?  Ince by Unit Size  MUST be sub-metered  IENTS AND CLAF</select></select></select>	<select></select>	Paid By (control of the control of t	ity Allowances check one)	Efficiency	0	Allowances by 2	3	4
Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric Water & Sewer Refuse Collection Total Utility Allowa New Construction units APPLICANT COMM	Fuel <select fuel="">&gt; <select fuel="">&gt; <select fuel="">&gt; Electric Electric Electric Electric Submetered*?  Ince by Unit Size  MUST be sub-metered  IENTS AND CLAF</select></select></select>	<select></select>	Paid By (control of the control of t	ity Allowances check one) Owner	Efficiency	0	Allowances by 2	3	4

# PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Quail Village Apartments, Reidsville, Tattnall 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.

IOME proje	ects - Fix	ed or F	loating (	units:			Utility	PBRA			MSA/NonMS	AMI	Certified	
re 100% o	f units H	UD PBR	A?	No	Max	Pro-posed	Allowance	Provider or			Tattnall Co.		48,400	Historia
			1		Gross	Pro-poseu	(UA Sched 1 UA, so	Operating						Deeme
Rent	Nbr of	No. of	Unit	Unit	Rent	Gross	over-write if UA	Subsidy ***	Monthly	Net Rent	Employee	Building	Type of	Historic
Type	<b>Bdrms</b>	<b>Baths</b>	Count	Area	Limit	Rent	Sched 2 used)	(See note below)	Per Unit	Total	Unit	Design Type	Activity	(See QAI
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
< <select>&gt;</select>							0		0	0				
< <select>&gt;</select>							0		0	0				
< <select>&gt;</select>							0		0	0				
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< <select>&gt;</select>							0		0	0				
< <select>&gt;</select>							0		0	0				
		TOTAL	30	20,190				MONT	HLY TOTAL	12,438				

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

### **II. UNIT SUMMARY**

U	nits:

Units:			
	Low-Income		60% AMI
NOTE TO			50% AMI
<b>APPLICANTS</b>			Total
: If the	Unrestricted		
	Total Residentia	I	
numbers	Common Space		
compiled in	Total		
this			
Summary do	PBRA-Assisted		60% AMI
not appear to	(included in LI above)	)	50% AMI
match what			Total
was entered	DUA On and the se	South a talk a	
in the Rent	PHA Operating S	Subsidy-	60% AMI
Chart above,	Assisted		50% AMI
•	(included in LI above)	)	Total
please verify	Tuna of	New Construction	Low Inc
that all	Type of	New Construction	Unrestricted
applicable	Construction		Total + CS
columns	Activity	Asa/Dahah	
were		Acq/Rehab	Low Inc
completed in			Unrestricted
the rows		Cubatantial Dabab	Total + CS
used in the		Substantial Rehab	Low Inc
Rent Chart		Only	Unrestricted
above.		A 1	Total + CS
above.		Adaptive Reuse	
		Historic Adaptive Reuse	
		Historic	
		Historic	
	Building Type:	Multifamily	
	(for <i>Utility</i>	,	1-Story
	<b>Allowance</b> and		Historic
	other purposes)		2-Story
	otrici purposes)		Historic
			2-Story Wlkp
			Historic
			3+-Story
			Historic
		SF Detached	
			Historic
		Townhome	
			Historic
		Duplex	7 11010110
		Баріох	Historic
		Manufactured home	
			Historic
	<b>5</b>		
	Building Type:	Detached / SemiDetached	
	(for <b>Cost Limit</b>		Historic
	purposes)	Row House	l listania
			Historic

Efficiency	1BR	2BR	3BR	4BR	Total	_
0	26	4	0	0	30	(Includes inc-restr mg
0	0	0	0	0	0	units)
0	26	4	0	0	30	a.moy
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	25	4	0	0	29	
0	0	0	0	0	0	
0	25	4	0	0	29	
0	0	0	0	0	0	
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0	26	4	0	0	30	
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0	26	4	0	0	30	
0	26	4	0	0	30	
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0	0	0	0	0	0	
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0	0	0	0	0	0	
0	0	0	0	0	0	
0	26	4	0	0	30	

Walkup Elevator  Unit Square Footage: Low Income  Unrestricted		Historic Historic 60% AMI		0 0 0	0 0 0	0 0	0 0	0	0	
Unit Square Footage:  Low Income  Unrestricted		Historic 60% AMI	_	0			0	0	0	
Unit Square Footage: Low Income Unrestricted		60% AMI			Λ					
Low Income Unrestricted		60% AMI	L	Λ.		0	0	0	0	
Low Income Unrestricted				U	0	0	0	0	0	
Unrestricted			Г	0	40.070	2.040	0.1	0.1	20.400	
		50% AMI		0	16,978 0	3,212 0	0	0	20,190 0	
		Total		0	16,978	3,212	0	0	20,190	
		. 0.0.		0	0	0,212	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 a	mounts)									
Ancillary Income			327		Laundry, vend	ding, 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:										
Other: Total OI in Mgt Fee	_	_	_	_	_	_	-	_	_	_
NOT Included in Mgt Fee:					1					
Property Tax Abatement										
Other:										
Total OI <b>NOT</b> in Mgt Fee			-			- 1	- 1	- 1	- 1	-
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:	L.			l				<u> </u>		
Property Tax Abatement										
Other:										
Total OI <b>NOT</b> in Mgt Fee	21	22	23	24	25	- 26	27	28	- <u> </u> 29	30
Included in Mgt Fee: Operating Subsidy	21	22	23	24	25	20	21	20	29	30
Other:										
Total OI in Mot Fee	-	-	-	-	-	-	-	-	-	-
NOT Included in Mgt Fee:		_								
Property Tax Abatement										
Other: Total OI <b>NOT</b> in Mgt Fee	_	_	_	_	_	_	-	_	_	_
Included in Mgt Fee:	31	32	33	34	35				<u>-</u> I	<del>_</del>
Operating Subsidy		1		0.7						
Other:										
Total OI in Mgt Fee	-	-	-	-	-					
NOT Included in Mgt Fee:										
Property Tax Abatement Other:										
Total OI <b>NOT</b> in Mgt Fee	-	-	-	-	-					
IV. ANNUAL OPERATING EXPENSE BUDGET			<u> </u>							
On-Site Staff Costs			On-Site Secur					Taxes and Insu	rance	
Management Salaries & Benefits	14,652		Contracted Gu	ıard				Real Estate Taxe	es (Gross)*	10,802

Georgia Department of Community Affa	airs	2017 Funding Application	1	Н	ousing Finance	and Development	Division
Maintenance Salaries & Benefits	13,954	Electronic Alarm System			Insurance**		8,952
Support Services Salaries & Benefits	8,834	Subtotal	0		Other (describe here	e)	937
Other (describe here)					Subtotal		20,691
Subtotal	37,440						
On-Site Office Costs		Professional Services			Management F	ee:	18,000
Office Supplies & Postage	1,783	Legal	0		645.16	Average per unit per ye	ar
Telephone	1,800	Accounting	6,075		53.76	Average per unit per mo	onth
Travel	0	Advertising	834		(Mgt Fee - see Pro I	Forma, Sect 1, Operatino	g Assumptions)
Leased Furniture / Equipment	0	Other (describe here)					
Activities Supplies / Overhead Cost	0	Subtotal	6,909		TOTAL OPERA	TING EXPENSES	108,617
Other (describe here)					Average per unit	3,620.57	
Subtotal	3,583					Total OE Required	90,000
Maintenance Expenses		Utilities (Avg\$/mth/unit)			Replacement F	Reserve (RR)	9,000
Contracted Repairs	165	Electricity 7	2,525		Proposed averaga F	RR/unit amount:	300
General Repairs	500	Natural Gas 0	0	WARNING!	Minimum Re	placement Reserve	Calculation
Grounds Maintenance	11,375	Water&Swr 2	696 RI	R proposed	Unit Type	Units x RR Min	Total by Type
Extermination	3,360	Trash Collection	192 is	s below the	Multifamily		
Maintenance Supplies	2,692	Other (describe here)		CA required minimum.	Rehab	30 units $x $350 =$	10,500
Elevator Maintenance	0	Subtotal	3,413	mminum.	New Constr	0 units x \$250 =	0
Redecorating	489				SF or Duplex	0 units x \$420 =	0
Other (describe here)					Historic Rhb	0 units x \$420 =	0
Subtotal	18,581				Totals	30	10,500
					TOTAL ANNUA	L EXPENSES	117,617
. APPLICANT COMMENTS AND CLARIFICA		VI.	DCA COMMEN	ITS			
ENTS: Pro forma rents are at or below CRCU (Conventional I be project will continue to receive 97% PBRA and has budget ference between the post-rehab and LIHTC rent for the 1 nor ROPERTY TAX: Pro forma as approved by USDA RD. ROPERTY INSURANCE: Pro forma as approved by USDA REPLACEMENT RESERVES: Annual transfer at \$300 per unit shab CNA) and as approved by USDA Rural Development. No eplacement Reserves.	ed PRA (Private Rental Assis n-RA unit. \$4,680 = \$26 differ D. in order to adequately fund 2	lance) of \$4,680 to compensate for the sence X 1 unit X 15 years (180 months)					

OI Not Subject to Mgt Fee

	PART SE	VEN - OPERAT	TING PRO FOR	RMA - 2017-0	Quail Village A	Apartments, R	leidsville, Tattı	nall County		
I. OPERATING ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	our use and contain	references/formulas	that <b>may</b> be overwri	tten if needed.
Revenue Growth	2.00%		ى Asset Manager		_	, , , , , , , , , , , , , , , , , , ,	-	Mgt Fee Percer	-	0.00%
Expense Growth	3.00%		charged by all lend					g 55 . 5.55.	mage of _o	0.0070
Reserves Growth	3.00%		Property Mgt F	ee Growth Rate	e (choose one):	:	Yr 1 Prop N	Mgt Fee Percen	tage of EGI:	12.94%
Vacancy & Collection Loss	7.00%			owth Rate (3.0			> If Yes, indi	cate Yr 1 Mgt F	ee Amt:	18,000
Ancillary Income Limit	2.00%		Percent of E	Effective Gross	Income		> If Yes, indi	cate actual per	centage:	
II. OPERATING PRO FOR	MA									
Year	1	2	3	4	5	6		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)	-	-	-	-	-	-	-	-	-	-

	PART SE\	/EN - OPERAT	ING PRO FOR	MA - 2017-0 (	Quail Village A	partments, R	eidsville, Tattn	all County		
I. OPERATING ASSUMPT	IONS	F	Please Note:	C	Green-shaded cells a	re unlocked for you	ur use and <b>contain</b> re	eferences/formulas t	hat <b>may</b> be overwri	tten if needed.
Revenue Growth	2.00%		Asset Managem		nt (include total		Yr 1 Asset N	Mgt Fee Percen	tage of EGI:	0.00%
Expense Growth	3.00%		charged by all lende	•		_				
Reserves Growth	3.00%	F	Property Mgt Fe					lgt Fee Percent		12.94%
Vacancy & Collection Loss			•	owth Rate (3.00	· ·	Yes	> If Yes, indic			18,000
Ancillary Income Limit	2.00%		Percent of E	ffective Gross I	Income	> If Yes, indicate actual percentage:				
II. OPERATING PRO FOR	MA									
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)	-	-	-	-	-	-	-	-	-	-
Ol Not Subject to Mgt Fee		<u>-</u>			<del>-</del>		- -			
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 ASSUMPT	IONS		Please Note:		Green-shaded cells	are unlocked for yo	ur use and <b>contain</b>	references/formulas	that <b>may</b> be overwr	itten if needed.	
Revenue Growth	2.00%		Asset Manage	ment Fee Amo	unt (include total		Yr 1 Asset	Mgt Fee Perce	ntage of EGI:	0.00%	
Expense Growth	3.00%		charged by all lend		`			<b>3</b>	3		
Reserves Growth	3.00%	_	Property Mgt F	ee Growth Rat	e (choose one)	:	Yr 1 Prop I	Mgt Fee Percer	ntage of EGI:	12.94%	
Vacancy & Collection Loss	7.00%			rowth Rate (3.0		Yes> If Yes, indicate Yr 1 Mgt Fee Amt:				18,000	
Ancillary Income Limit	2.00%	-	Percent of	Effective Gross	Income		> If Yes, indi	cate actual per	centage:		
II. OPERATING PRO FOR	MA										
Mortgage C	-	-	-	-	-	-	-	-	-	-	
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-	
DCA HOME Cash Resrv.											
Asset Mgmt	-	-	-	-	-	-	-	-	-	-	
Cash Flow	(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 **Please Note:** I. OPERATING ASSUMPTIONS Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed. Revenue Growth 2.00% Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI: 0.00% charged by all lenders/investors) **Expense Growth** 3.00% Reserves Growth 3.00% Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 12.94% Vacancy & Collection Loss 7.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 18,000 **Ancillary Income Limit** 2.00% 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 Total DCR (1.34)(1.49)(1.63)(1.79)(1.95)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 804,053 792,628 781,088 769,432 815,365 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.

	<u> </u>	Applicant Response DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	er: DCA Threshold and Scoring section reviews pertain only to the corresponding funding	round and have no
DCA's Overall Comments / Approval Conditions:	effect on subsequent or future funding round scoring decisions.	
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7.)		
8.)		
9.)		
0.)		
PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE V	NITH 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 feasi	bility of the project and its viability as a
qualified low-income housing project through the credit period. As demonstrated, the housing cred	dit dollar amount requested is necessary for the financial feasibi	lity of the project.
DCA's Comments:		
2 COST LIMITS		Pass?
OTE: Unit counts are linked to Rent Chart in Part VI Revenues & New Construction and	Historic Rehab or Transit-Oriented DevIpmt	<u></u>
xpenses Tab. Cost Limit Per Unit totals by unit type are auto- alculated.  Acquisition/Rehabilitation	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	
Oetached/Se Efficiency 0 117,818 x 0 units = 0	0 129,599 x 0 units = $0$	MSA for Cost Limit

mi-Detached 1 BR

169,862 x 0 units =

154,420 x 0 units =

nurnage.

		PART EIGHT	- THRESHOLD CRIT	ERIA - 2	2017-0 Quail Vi	llage Apa	rtments,	, Reidsvill	e, Tattnall	County		
										Applicant R	esponse	DCA USE
					<u>Disclaimer:</u> DCA Thresh	old and Scoring s	section reviews	pertain only to the	corresponding fund			
FINAL	THRESHOLD	DETERMINA	ATION (DCA Use	Only)	<u>Biodiamori</u>			funding round sco		ng round and navo no		
	2 BR	2 0	187,511 x 0 units =	0		0	206,262 >	k 0 units =	0		parpo	<del>Jaca</del> .
	3 BR	3 0	$229,637 \times 0 \text{ units} =$	0		0	252,600 >	k 0 units =	0		Vald	osta
	4 BR	40	270,341 x 0 units =	0	<u>_</u>	0	297,375 >	k 0 units =	0		Valu	USIA
	Subotal	0		0		0			0		Tot Develop	ment Costs:
Row House	Efficiency	0	$110,334 \times 0 \text{ units} =$	0		0	121,367 >	k 0 units =	0		2 96/	1 256
	1 BR	26	144,909 x 26 units =	3,767,634		0	159,399 >	k 0 units =	0	L	2,864	1,330
	2 BR	2 4	$176,506 \times 4 \text{ units} =$	706,024		0	194,156 >	k 0 units =	0	<u> </u>	Cost Waive	er Amount:
	3 BR	3 0	$217,443 \times 0 \text{ units} =$	0		0	239,187 >	k 0 units =	0			
	4 BR	4 0	258,414 x 0 units =	0	<u> </u>	0	284,255 >	k 0 units =	0			
	Subotal	30		4,473,658		0			0		Historic Pres	servation Pts
Walkup	Efficiency	0	$91,210 \times 0 \text{ units} =$	0		0	100,331 >	k 0 units =	0			0
	1 BR	1 0	$125,895 \times 0 \text{ units} =$	0		0	138,484 >	k 0 units =	0	(	Community T	ransp Opt Pts
	2 BR	2 0	$159,553 \times 0 \text{ units} =$	0		0	175,508 >	k 0 units =	0		(	)
	3 BR	3 0	$208,108 \times 0 \text{ units} =$	0		0	228,918 >	k 0 units =	0			
	4 BR	4 0	259,274 x 0 units =	0		0	285,201 >	k 0 units =	0	<del></del>	Projec	t Cost
	Subotal	0		0		0			0		•	
Elevator	Efficiency	0	$95,549 \times 0 \text{ units} =$	0		0	105,103 >	k 0 units =	0	_	Limit	(PCL)
	1 BR	1 0	$133,769 \times 0 \text{ units} =$	0		0	147,145 >	k 0 units =	0		1 171	3,658
	2 BR	2 0	$171,988 \times 0 \text{ units} =$	0		0		k 0 units =	0		7,77	,,000
	3 BR	3 0	229,318 x 0 units =	0		0		k 0 units =	0		Note: if a PUC	CL Waiver has
	4 BR	4 0	286,647 x 0 units =	0	_	0	315,311 >	k 0 units =	0	_	been approved	
	Subotal	0	<b>=</b>	0	_	0			0	<b>=</b>	amount would	supercede the
Total Per 0	Construction Type	30		4,473,658		0			0		amounts sh	iown at left.
Thresi	hold Justification per	· Applicant			DCA	A's Commen	ts:					
3 TEN	ANCY CHARAC	TERISTICS	This project is designated	as:	Е	lderly				Pass?		
Thresi	hold Justification per	Applicant			DCA	A's Commen	ts:			_		
			argeting elderly households	S.								
4 REQ	UIRED SERVICI	ES								Pass?		
			he specific services and me	eet the addit	ional nolicies relate	d to services	e <b>[</b>	Does Applic	ant agree?	F	Disagree	
			om at least 2 categories be							ries below for Se		·
			_	Specify:	my projecto, or at ic	ust 4 busio (	origoning oci	TVICCO ITOITI A	t loadt o datog	ones below for ex	zillor projecto	
•	n-site enrichment cla	• .	overseen by project mgr	Specify:								
,	n-site health classes			Specify:								
-, -	ther services approve			Specify:								
,	• • • • • • • • • • • • • • • • • • • •	•	g congregate supportive ho		onmente:							
			um of care or service provi			C.						
	hold Justification per		idili di dale di Service pidvi	aci ioi WillCl		A's Commen	ito:					
			services at pre-application.		DCF	as Collillell	io.					
			oorviood at pro application.							Pass?		
	KET FEASIBILI									1 433 :		
		•	yst used by applicant:						nal Research			
<b>B.</b> Pr	oject absorption peri	od to reach stabilize	d occupancy					3 months				
<b>C</b> . O\	erall Market Occupa	ancy Rate					C. <b>9</b>	97.90%				
											-	

						Applicant R	esponse	DCA USE
FI	NAL THRESHOLD DETERMINATION (DCA Use Only	<u>Disclaimer:</u> DCA	Threshold and Scoring section review			g round and have no		
	D. Overall capture rate for tax credit units	,	effect on subsequent or futu D.	100.00%	ng decisions.	L		
	E. List DCA tax credit projects in close proximity to properties funded in 2014 or	2015. Include DC			h case.			
	Project Nbr Project Name Project	t Nbr Project Nam	ne		Project Nbr	Project Name		
	1 3			5				
	2 4			6				
	F. Does the unit mix/rents and amenities included in the application match those	provided in the m	arket study?	-		F.	No	
	Threshold Justification per Applicant the opinion of the market analyst that a market exists for the 30 units proposed at						N'	
sub curr vial 5d. GD mu RA income exist pre ma retathe white mo 5f.	ject project will offer a housing alternative to low-income households that is not rearently offered at the project. Without Rental Assistance, the capture rate exceeds 1 bility.  The capture rates for the subject project to continue to operate under the RD 515 pCA threshold of 35% for projects in rural markets. While this would suggest that the st be reiterated that the subject project is an existing property which is currently 100 is retained, despite the subject's overall capture rate in excess of 100.0% under the ome-qualified renter households based on new renter growth and those which are exting property which does not need to rely on support from new renter growth, and to ceding table, due to the high share of very low-income (earning below \$25,000) serket than that reflected by our demand estimates. In fact, when considering both retained. This is further evidence that a sufficient base of support exists within the main subject market. This will allow the property to attract a larger than typical share of each to choose. Regardless, RA will be retained and the developer will provide a Prive st, if not all, current tenants are expected to remain post renovations. As such, the The Max Allowable LIHTC Gross rent and unit mix matches the market study. The zeed in the Core Application (approved by USDA) are slightly different from those ut	adily available in the 100% as a Tax Creprogram are low, were is insufficient so 10.0% occupied. As a sexisting but rent over the fact that the properties and homeowerket for the subject the age- and inconvate Rental Assistate was subject project has a market study was a market study was	e area. The capture rate for dit only property. Therefore while the capture rate for the support in this market for the such, a sufficient base of so important to note that the reburdened and/or living in operty likely receives a largenthis market, a larger base where, a total of 525 age- are project. It is also of note the ne-qualified households in the capture rate of so completed in August 2017.	r the subject property, the Rental Asset project to open a subject project support clearly the preceding derivative of potential support of potential support the subject paths market, as will prevent a resof 0.0%.	pject is low who sistance will be rate exclusivel at under the notexists within the mand estimate busing. When for homeowne pport for the sified household project offers the such household in increase on the such such such the such such such such such such such such	en accounting for e essential to the y under the LIHT in-subsidized (LII the market for the es effectively only considering that in support than the ubject project is less exist in the mane only age-restrated have very few all current unassof underwriting.	or Rental Assessment of Rental	sistance ject's ongoing exceeds the cenario, it ect, assuming ge- and project is an n the exist within the ling RA is product in ons from is. Thus,
	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	wing questions:	Appraiser's Name:	Andrew J. Mo	ye, Crown Ap	·		
	1) Does it provide a land value?					1)	Yes	
	2) Does it provide a value for the improvements?					2)	Yes	
	Does the appraisal conform to USPAP standards?  A) For LIHTC projects involving DCA HOME funds, does the total hard cost.  The standard of the conformation of th	of the project avec	ad 000% of the ac complete	d unanaumhara	d approised	3)	Yes	
	4) For LIHTC projects involving DCA HOME funds, does the total hard cost of value of the property?	or the project exce	eu 50% of the as complete	u unencumbere	u appraised	4)		
	C. If an identity of interest exists between the buyer and seller, did the seller pure	chase this property	within the past three (3) ve	ears?		c.	No	
	<b>D.</b> Has the property been:		, , , , , , , , , , , , , , , , , , , ,			D.		

				Applicant	Response	DCA USE
INAL THRESHOLD	DETERMINATION (DCA Use Only	/\	Scoring section reviews pertain only to the			
1) Rezoned?	DETERMINATION (BOA 636 Only	effect	on subsequent or future funding round scor	ring decisions. 1)	No	
2) Subdivided?				2)	No	
3) Modified?				3)	No	
Threshold Justification per	r Annlicant			3)	140	
B4: This project does not inclu	• •					
– · · · · · · · · · · · · · · · · · · ·						
DCA's Comments:						
ENVIRONMENTAL F	REQUIREMENTS			Pass?		
A. Name of Company tha	at prepared the Phase I Assessment in accordance with	n ASTM 1527-13:	A. Geotechnical	& Environmental Consulta	nts, Inc.	
B. Is a Phase II Environm	nental Report included?		•	B.	No	
C. Was a Noise Assessm	nent performed?			C.	Yes	
1) If "Yes", name of	company that prepared the noise assessment?		1) Geotechnical	& Environmental Consulta	nts, Inc.	
2) If "Yes", provide the	ne maximum noise level on site in decibels over the 10	year projection:		2)	<65 dB	
3) If "Yes", what are	the contributing factors in decreasing order of magnitu-	de?				
No applicable road	I sources (<65 dB), No applicable railways (<65 dB), R	eidsville Airport 2.86 miles Sou	uthwest (<55 dB)			
D. Is the subject property	located in a:			D.		
1) Brownfield?				1)	No	
2) 100 year flood plai	n / floodway?			2)	No	
If "Yes":	a) Percentage of site that is within a floodplain:			a)		
	b) Will any development occur in the floodplain?			b)		
	c) Is documentation provided as per Threshold co	riteria?		c)		
3) Wetlands?	,			3)	No	
If "Yes":	a) Enter the percentage of the site that is a wetlan	nds:		a)		
	b) Will any development occur in the wetlands?			b)		
	c) Is documentation provided as per Threshold co	riteria?		c)		
4) State Waters/Strea	ams/Buffers and Setbacks area?			4)	No	
•	I Professional identified any of the following on the sub	ject property:		,		
1) Lead-based paint?		gered species?	No	9) Mold?	No	
2) Noise?	· · · · · · · · · · · · · · · · · · ·	c designation?	No	10) PCB's?	No	
3) Water leaks?		intrusion?	No	11) Radon?	No	
4) Lead in water?	· ·	tos-containing materials?	No	,		
,	American burial grounds, etc.) - describe in box below	S .				
, = (0.9., 110.110	Table 1 Street S	<u>.                                      </u>				
F. Is all additional enviror	nmental documentation required for a HOME application	on included, such as:				
	s for Wetlands and/or Floodplains required and include	·		1)		
, 0	completed the HOME and HUD Environmental Questic			2)		
,	they must refrain from undertaking any activities that of		on the subject property?	3)		
,	een previously granted, has the HUD Form 4128 been		That outsjoot proporty:	9) G.	N/A	

		_		
	Applica	nt F	Response	DCA USE
FI	NAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have effect on subsequent or future funding round scoring decisions.	/e no		
	pjects involving HOME funds must also meet the following Site and Neighborhood Standards:	L		
	H. The Census Tract for the property is characterized as [Choose either <i>Minority concentration</i> (50% or more minority),  H.		< <se< th=""><th>lect&gt;&gt;</th></se<>	lect>>
	Racially mixed (25% - 49% minority), or Non-minority (less than 25% minority)]:			
	I. List all contiguous Census Tracts:			
	J. Is Contract Addendum included in Application?	J.		
7.0	Threshold Justification per Applicant			
/ G	s, H-J. This project is not seeking HOME funds.			
	DCA's Comments:			
8	SITE CONTINUE	ss?		
	A. Is site control provided through November 30, 2017? Expiration Date: 12/31/18	A.	Yes	
	B. Form of site control:  B. Contract/Option		< <select>&gt;</select>	
	C. Name of Entity with site control:  C. Quail Village Limited Partnership			
	D. Is there any Identity of Interest between the entity with site control and the applicant?	D.	Yes	
	Threshold Justification per Applicant			
	. 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 the Company of the Compan	jer a	nd William A	. Glisson is a
	mber. rtin H. Petersen is also the Limited Partner of Quail Village Limited Partnership.			
	rtin 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	Qua	il Village, LL	C (the
Tra	DCA's Comments:			`
	2010 Commond.			
9	SITE ACCESS Pa	ss?		
J	A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other	Α.		
	documentation reflecting such paved roads included in the electronic application binder?	۸.	Yes	
<b>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?				
C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the				
	development budget provided in the core application?		Yes	
	<b>D.</b> 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.	Yes	
	Threshold Justification per Applicant	ļ_		
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 Pa	ss?		
	A. Is Zoning in place at the time of this application submission?	Α.	Yes	
	B. Does zoning of the development site conform to the site development plan?	В.	Yes	
	C. Is the zoning confirmed, in writing, by the authorized Local Government official?	C.	Yes	
	If "Yes":  1) Is this written confirmation included in the Application?	1)	Yes	
	2) Does the letter include the zoning and land use classification of the property?	2)	Voc	

TART LIGHT THRESHOLD	ORTICINA - 1	LOTT O Gadan (	mage Apartments, itelasviii	o, rattrian obarity		
				<b>Applicant</b>	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA	Ise Only)	<u>Disclaimer:</u> DCA Thre	shold and Scoring section reviews pertain only to the			
•	• •	the requirements	effect on subsequent or future funding round so		Yes	
3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?					163	
4) Is the letter accompanied by all conditions of these zoning and land use classifications?				4'	Yes	
5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will				pject will 5	N/Ap	
include development of prime or unique farmland?						
D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site				s that the site D	No	
layout conforms to any moratoriums, density, setbacks or other requirements?  E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?				Е	Yes	
Threshold Justification per Applicant	sc classification ci	carry defined prior	to this application submission:	_	163	
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 su	bmission				
DCA's Comments:	•					
11 OPERATING UTILITIES				Pass?		
A. Check applicable utilities and enter provider name:	1) Gas	N/	Δ	1	No	
Threshold Justification per Applicant	2) Electric		nnoochee Electric Membership Cor			
11 A. An electric letter from Canoochee Electric Membership Corporatio			, , , , , , , , , , , , , , , , , , ,	_	1 100	1
DCA's Comments:						
12 PUBLIC WATER/SANITARY SEWER/STORM SEWE	R			Pass?		
A. 1) Is there a Waiver Approval Letter From DCA included in this						
<ol> <li>If Yes, is the waiver request accompanied by an engineering</li> <li>Check all that are available to the site and enter</li> </ol>		·	ty of Reidsville			
provider name:	<ol> <li>Public wate</li> <li>Public sewe</li> </ol>		ty of Reidsville	B1)		
Threshold Justification per Applicant	2) Public Sewe	ei <u>Ci</u>	ty of Reidsville	۷,	Tes	
12 B. A water/sewer letter from the city has been provided in Tab 12.						
DCA's Comments:						
13 REQUIRED AMENITIES				Pass?		
Is there a Pre-Approval Form from DCA included in this application	for this criterion?				Yes	
A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):				category): A	Agree	
Community area (select either community room or commun			A1) Room	]	7.9.00	
2) Exterior gathering area (if "Other", explain in box provided a			A2) Gazebo	If "Other", explain he	ere	
3) On site laundry type:  A3) On-site laundry						
B. Applicant agrees to provide the following required Additional Sit	e Amenities to cor	nform with the DC	A Amenities Guidebook.	В	Agree	
The nbr of additional amenities required depends on the total un					Additiona	al Amenities
Additional Amenities (describe in space provided below)	Guidebook Me	et? DCA Pre-approved		be below)	Guidebook Met?	DCA Pre-approv
1) Pavilion			3) N/A			
2) Computer Room			4) N/A			
C. Applicant agrees to provide the following required Unit Amenitie	76.			С	Agree	

Applicant Response DCA USE

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

FINAL THRESHOLD DETERMINATION (DCA Use O	Dnly)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round effect on subsequent or future funding round scoring decisions.	d and have no		
1) HVAC systems	· · · · · · · · · · · · · · · · · · ·	1)	Yes	
2) Energy Star refrigerators		2)	Yes	
3) Energy Star dishwashers (not required in senior USDA or HUD prop	perties)	3)	No	
4) Stoves		4)	Yes	
5) Microwave ovens		5)	Yes	
6) a. Powder-based stovetop fire suppression canisters installed above	e the range cook top, OR	6a)	Yes	
b. Electronically controlled solid cover plates over stove top burners		6b)	No	
D. If proposing a Senior project or Special Needs project, Applicant agrees	to provide the following additional required Amenities:	D.	Agree	
1) Elevators are installed for access to all units above the ground floor.		1)	No	
2) Buildings more than two story construction have interior furnished ga	athering areas in several locations in the lobbies and/or corridors	2)	No	
3) a. 100% of the units are accessible and adaptable, as defined by the	e Fair Housing Amendments Act of 1988	3a)	Yes	
b. If No, was a DCA Architectural Standards waiver granted?		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 PROJ	ECTS ONLY)	Pass?		
A. Type of rehab (choose one):	A. Pre-Application Waiver		< <select>&gt;</select>	
B. Date of Physical Needs Assessment (PNA):	B. February 3, 2017			
Name of consultant preparing PNA:	Mary Lonski-EMG			
Is 20-year replacement reserve study included?			Yes	
C. Performance Rpt indicates energy audit completed by qualified BPI Buil	ding Analyst?	C.	Yes	
Name of qualified BPI Building Analyst or equivalent professional:	Jack Wynn-Southern Home Energy Solutions	LLC		
	ab,and clearly indicates percentages of each item to be either "demoed" or replace	D.	Yes	
DCA Rehabilitation Work Scope form referenced above clearly 1.	. All immediate needs identified in the PNA.	1)	Yes	
addresses: 2	. All application threshold and scoring requirements	2)	No	
3.	. All applicable architectural and accessibility standards.	3)	Yes	
4.	. All remediation issues identified in the Phase I Environmental Site Assessment	4)	Yes	
E. Applicant understands that in addition to proposed work scope, the proje as set forth in the QAP and Manuals, and health and safety codes and r	ect must meet state and local building codes, DCA architectural requirements requirements. Applicant agrees?	E.	Disagree	
Threshold Justification per Applicant		•		
changout of existing items, with the exception of accessibility criteria.  14 D.2 - DCA granted waivers on some threshold requirements (See Waiver App	ric preservation). Majority of the proposed renovation consists of like-and-kind replace provals from DCA) and safety codes and requirements, but DCA granted waivers on several architectural			
DCA's Comments:				
15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOP	MENT PLAN	Pass?		

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

	Applicant F	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding effect on subsequent or future funding round scoring decisions.	round and have no		
A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?	A.	Yes	
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?		Yes	
B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?	B.	Yes	
C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?	C.	Yes	
Site Map delineates the approximate location point of each photo?		Yes	
D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries	D.	Yes	
Threshold Justification per Applicant			
5 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 Ta	b 1, Section 5.		
DCA's Comments:			
6 BUILDING SUSTAINABILITY	Pass?		
<b>A.</b> Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?	A.	Agree	
<b>B.</b> Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?	В.	Disagree	
Threshold Justification per Applicant			
6 B - DCA granted waivers on several material requirements from the DCA Architectural Manual (See Waiver Approvals from DCA).			
DCA's Comments:			
7 ACCESSIBILITY STANDARDS	Pass?		
A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)	A1).	No	
2) Owner understands that DCA requires the Section 504 accessibility requirements to be incorporated into the design and construction of ALL new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a higher standard of accessibility than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of 4% tax credits and 9% tax credits-only projects, must incorporate at a minimum the requirements of the Uniform Federal Accessibility Standards into the design and construction of the project.	2)	Yes	
3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicted in Tabs Checklist.	3)	Yes	
4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?	4)	No	
B. 1) a. Will at least 5% of the total units (but no less than one unit) be equipped for the mobility disabled,  Number of Units than one unit) be equipped for the mobility disabled,  Equipped: Number of Units than one unit) be equipped for the mobility disabled,	- -	-	
including wheelchair restricted residents?  1) a. Mobility Impaired  2  5%	B1)a.	Yes	
b. Roll-in showers will be incorporated into 40% of the mobility 1) b. Roll-In Showers equipped units (but no fewer than one unit)?	b.	Yes	
2) Will least an additional 2% of the total units (but no less than one 2) Sight / Hearing Impaire 1 2% unit) be equipped for hearing and sight-impaired residents?	2)	Yes	

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

C.

Applicant Response DCA USE

Yes

40 of 72

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

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

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

effect on subsequent or future funding round scoring decisions.

	The DCA qualified consultant will perform	the following: Name of Accessibility Consultant E&A Team	_		·		
		ation review to determine that the proposed property will meet all required accessibility requirements. The	C1).	Yes			
		with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial cuments related to resolution of identified accessibility issues and a certification from the consultant that the					
	plans appear to meet all accessibility	·					
2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.							
		after framing is completed to determine that the property is following the approved plans and specifications as	3).	Yes Yes			
		a copy of the report issued by the consultant as well as documentation that all issues, if any, have been	ĺ				
	4) A final inspection of the property aft	er completion of construction to determine that the property has been constructed in accordance with all	4).				
		t 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	ne project cost certification.	L				
	Threshold Justification per Applicant	F 11 0 4 504 ADA 11540 10 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1111			
		plicable Section 504, ADA, UFAS and Georgia Fair housing and Access laws indicated in the 2017 Architectura ever by DCA (See Waiver Approvals from DCA) (the 2015 Accessibility Manual was not used for design)	I and Accessib	oility Manual	requirements		
		e DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exception	of items that	were granted	d a waiver by		
		Architectural and Accessibility Manuals were not used for design).	or norms and	word grained	a a marvor by		
	DCA's Comments:						
	DOA'S COMMENS.						
18	ARCHITECTURAL DESIGN & QUAI	ITY STANDARDS	Pass?				
	Is there a Waiver Approval Letter From DCA i			Yes	l		
	• • • • • • • • • • • • • • • • • • • •	tandards contained in the Application Manual for quality and longevity?		No			
	11	uction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by	this project?	110			
		I for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures,	A.	Yes			
	construction or rehabilitation of community	buildings and common area amenities are not included in these amounts.					
	B. Standard Design Options for All Projec	ts	В.				
	<ol> <li>Exterior Wall Finishes (select one)</li> </ol>	Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade	1)	Yes			
		existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty					
	<ol><li>Major Bldg Component Materials &amp;</li></ol>	Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)	2)	Yes			
	Upgrades (select one)		L				
		pove, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application					
	and Pre-Award Deadlines and Fee Sched	ule, and subsequently approved by DCA.	C				
	1) N/A		1)	No			
	2) N/A		2)	No			
	Threshold Justification per Applicant						
18 -		e DCA Architectural Standards (See Waiver Approvals from DCA)					
	DCA's Comments:						
40	OUALIEIOATIONO FOR DEC 1507	TEAM (DEDECOMANOE)	Page 2				
19	QUALIFICATIONS FOR PROJECT	· · ·	Pass?				
	A. Did the Certifying Entity meet the experier	·	A.	Yes			
	<b>B.</b> Is there a pre-application Qualification of F	Project Team Determination from DCA included in this application for this criterion?	B.	Yes			

Part VIII-Threshold Criteria

	PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quali Village Apartments, Reidsville, Tatthali C	ounty		
		Applicant R	Response	DCA USE
FII	NAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding effect on subsequent or future funding round scoring decisions.	g round and have no		
	C. Has there been any change in the Project Team since the initial pre-application submission?	C.	No	
	D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?	D.	No	
	E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):	Certifying GP	/Developer	
	F. DCA Final Determination	<< Select De		>
	Threshold Justification per Applicant			
19 E	E. DCA's pre-application Qualification of Project's Team Determination is included in Tab 19.			
	DCA's Comments:			
20	COMPLIANCE HISTORY SUMMARY	Pass?		
	A. Was a pre-application submitted for this Determination at the Pre-Application Stage?	A.	Yes	
	B. If 'Yes", has there been any change in the status of any project included in the CHS form?	B.	No	
	C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?	C.	Yes	
	Threshold Justification per Applicant	_		
20.	Compliance History Summary information was submitted at the Pre-Application Stage.			
	DCA's Comments:			
21	ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE	Pass?		
	A. Name of Qualified non-profit:  A.			
	B. Non-profit's Website:  B.			
	C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes?	C.		
	D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period?	D.		
	E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity?	E.		
	F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence?	F.		
	G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?	G.		
	1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?			
	H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	н.		
	I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued.	I.		
	Threshold Justification per Applicant	L		
N/A	- Applicant is a for profit entity.			
	DCA's Comments:			
22	ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE	Pass?		
	A. Name of CHDO:  Name of CHDO Managing GP:			
	B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?	В.		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Quail Village Apartments, Reidsville, Tattnall (	county		
	Applicant F	≀esponse	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding effect on subsequent or future funding round scoring decisions.	ng round and have no		
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	0		
CHDO must also exercise effective control of the project)?	C.		
D. CHDO has been granted a DCA HOME consent?  DCA HOME Consent amount:	D.		
Threshold Justification per Applicant			
N/A - Applicant is not a CHDO.			
DCA's Comments:			
23 REQUIRED LEGAL OPINIONS  State legal opinions included in application using boxes provided.	Pass?		
20 REGULED LEGAL OF INIONO			
A. Credit Eligibility for Acquisition	A.	Yes	
B. Credit Eligibility for Assisted Living Facility  C. Near profit Forders   Tay Franch Qualification Status	B. C.	No	
C. Non-profit Federal Tax Exempt Qualification Status  P. Seattered Site Developments for defined in Section 43(a)(7) of the Code and this CARI	D.	No No	
<ul> <li>D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]</li> <li>E. Other (If Yes, then also describe):</li> <li>E.</li> </ul>	D.	NO	
Threshold Justification per Applicant			
The required legal opinion regarding credit eligibility for acquisition is located in Tab 23.			
DCA's Comments:			
24 RELOCATION AND DISPLACEMENT OF TENANTS	Pass?		
A. Does the Applicant anticipate displacing or relocating any tenants?	A.	Yes	
B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?	B1)	Yes	
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).	<b>′</b> L		
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?	2)	No	
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?	3)	Yes	
C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?	C.	Yes	
D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:	-		
1) Number of Over Income Tenants 0 4) Number of Down units 0			
2) Number of Rent Burdened Tenants  1 5) Number of Displaced Tenants  0			
3) Number of Vacancies 0			
E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):			
1) Individual interviews Yes 3) Written Notifications Yes			
2) Meetings 4) Other - describe in box provided:			
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.			
2 in a series of the series of			
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 C	ounty		
	Applicant F	Response	DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding effect on subsequent or future funding round scoring decisions.	g round and have no		
<b>A.</b> Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?	A.	Agree	
B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?	В.	Agree	
C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?	C.	Agree	
<b>D.</b> Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?	D.	Agree	
E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?	E.	Agree	
F. Includes making applications for affordable units available to public locations including at least one that has night hours?	F.	Agree	
G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?	G.	Agree	
H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.	H.	Agree	
Threshold Justification per Applicant		•	
A marketing plan will be provided prior to the commencement of lease up.			
DCA's Comments:			
26 OPTIMAL UTILIZATION OF RESOURCES	Pass?		
Threshold Justification per Applicant	•		
Section 42 requires that the housing credit dollar amount requested for the project not exceed the amount that DCA determines is necessary for the financial feasiful dow-income housing project through the credit period. As demonstrated, the housing credit dollar amount requested is necessary for the financial feasiful feasiful feasiful dow-income housing project through the credit period.	,	•	iability as a

DCA's Comments:

REMINDER: Applicants must include comments in sections where points are claimed.	
Disclaimer, DCA Threshold and Cooring coating regions only to the corresponding funding round and have no effect on subsequent or future funding round coating decisions	Self DCA
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no election subsequent or future funding round scoring decisions.  Value  So	core Score
TOTALS: 92	20 20
1. APPLICATION COMPLETENESS (Applicants start with 10 pts. Any points entered will be subtracted from score value) 10	10 10
A. Missing or Incomplete Documents Number: 0 For each missing or incomplete document, one (1) point will be deducted A.	0
Organization  Number: 0  One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions  1	0
B. Financial and Other Adjustments Number: 0 2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment. B.  DCA's Comments: Enter "1" for each item listed below.	0
A. Missing or Illegible or Inaccurate Documents or Nbr Nbr	Nbr
Application Not Organized Correctly 0 INCOMPLETE Documents: 0 B. Financial adjustments/revisions:	0
1 n/a 1	n/a
3 included in 2 3 ir	ncluded in 2
4         4         4         4         4         in         4         in         4	ncluded in 2
	iciudea in 2
5 included in 4 5	
$\frac{6}{6}$	
7	
8 8	
9 9 included in 8 9	
10 10 10	
11 included in 11 10 10 10 10 10 10 10 10 10 10 10 10	

	,			<u> </u>			ű			
	PART NINE - SCO	RING CRITERIA	4 - 2017-0 Qu	ail Village Apa	rtments, R	eidsville, Tattı	nall County			
		plicants must include						Score	Self	DCA
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pert	ain only to the correspor so will result in a one (1				funding round scoring	decisions.	Value	Score	
	Tandre to do s	so will result iii a one ti	7 boilt Abblication	combleteness deduc	don.		TOTALS:	92	20	20
12		12				12	1017(20.	<u> </u>		
2.	DEEPER TARGETING / RENT / INCOME RES	STRICTIONS		Choose A or B.	1	•		3	0	0
Α	A. Deeper Targeting through Rent Restrictions		-	Fotal Residential Units:	30					
	Applicant agrees to set income limits at 50% AMI and gross rents at or		Per Applicant	Per DCA		Actual Percent	of Residential Units:			
	below 30% of the 50% income limit for at least:		Nbr of Restricted	Residential Units:		Per Applicant	Per DCA	2	A. 0	0
	<ol> <li>15% of total residential units</li> </ol>					0.00%	0.00%	1	1. 0	0
or	r 2. 20% of total residential units					0.00%	0.00%	2	2. 0	0
В	3. Deeper Targeting through <u>New</u> PBRA Contracts	<b>;</b>	Nbr of PBRA F	Residential Units:				3	B. 0	0
	1. 15% (at least) of residential units to have					0.00%	0.00%	2	1. 0	0
	2. Application receives at least 3 points und	er Section VII. Stabl	e Communities.	Points awarded in	n Sect VII:	0	0	1	2. 0	0
	DCA's Comments:							<b>-</b>		
3.	DESIRABLE AND UNDESIRABLE CHARAC	TERISTICS		See QAF	Scoring for requ	irements.		13	0	0
	Is the completed and executed DCA Desirable/Undesirable	e Certification form	included in the app	ropriate application	tab, in both th	ne original Excel ve	ersion and signed PDF	?		
Α	A. Desirable Activities		(1 or 2 pts each - se	e QAP)	Complete this	section using results	from completed current	12	Α.	
В	3. Bonus Desirable		(1 pt - see QAP)			•	cation form. Submit this	1	В.	
С	C. Undesirable/Inefficient Site Activities/Characteri	stics	(1 pt subtracted eac	h)	completed		nd signed PDF, where	various	C.	
	Scoring Justification per Applicant					indicated in Tabs C	neckiist			
	DCA's Comments:									
4.	COMMUNITY TRANSPORTATION OPTIONS			See se	coring criteria	for further requiren	nents and information	6	0	0
	Evaluation Criteria		Competitive F	ool chosen:	N/A - 4% Bo	ond			Applicant Agrees?	DCA Agrees?
	1. All community transportation services are accessible	to tenants by Paved	l Pedestrian Walkw	ays.					J	3
	2. DCA has measured all required distances between a	pedestrian site entra	ance and the transi	t stop along Paved	Pedestrian W	alkways.				
	3. Each residential building is accessible to the pedestri				,					
	<ol> <li>Paved Pedestrian Walkway is in existence by Applica showing a construction timeline, commitment of fundamental</li> </ol>						itted documents			
	The Applicant has clearly marked the routes being us					20 20				

PART NINE - SCORING CRITERIA - 2017-0 C			
The second secon	uail Village Apartments, Reidsville, Tattnall County		
REMINDER: Applicants must include comments in section Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round Failure to do so will result in a one (1) point "Application"	and have no effect on subsequent or future funding round scoring decisions.  n Completeness" deduction.	Score Value	Self DC Score Sco
	TOTALS:	92	20 20
6. Transportation service is being publicized to the general public.			
Flexible Pool Choose A or B.			
A. Transit-Oriented Development Choose either option 1 or 2 under A.		6	A. 0 0
1. Site is owned by local transit agency & is strategically targeted by agency to	For <i>ALL</i> options under this scoring criterion, <u>regardless</u> of	5	1.
create housing with on site or adjacent access to public transportation	Competitive Pool chosen, provide the information below for the		
OR 2. Site is within one (1) mile* of a transit hub	transit agency/service:	4	2.
<ol><li>Applicant in A1 or A2 above serves Family tenancy.</li></ol>	<< Enter transit agency/service name here >> < Enter phone here>	1	3.
B. Access to Public Transportation Choose only <u>one</u> option in B.		3	B. 0 0
1. Site is within 1/4 mile * of an established public transportation stop	<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency	3	1.
OR 2. Site is within 1/2 mile * of an established public transportation stop	website here >>	2	2.
OR 3. Site is within one (1) mile * of an established public transportation stop	<< Enter specific URL/webpage showing established <u>routes</u> from transit agency website (if different) here >>	1	3.
Rural Pool  4. Publicly operated/sponsored and established transit service (including on-cal			
DCA's Comments:			
5. BROWNFIELD (With EPA/EPD Documentation)	See scoring criteria for further requirements and information	2	
<b>A.</b> Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:			<u>-</u>
B. Source of opinion Itr stating that property appears to meet requiremts for issuance of EPD No Further Action or Lim	nitation of Liability Itr		
<b>C.</b> Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?			Yes/No Yes
	·		Yes/No Yes.
DCA's Comments:	•		
DCA's Comments:		3	
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS	<select a="" certification="" devlomt="" sust=""></select>	3	C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements.	<select a="" certification="" devlpmt="" sust="">  N/A - 4% Bond</select>	3	C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:	N/A - 4% Bond	3	C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:  DCA's Green Building for Affordable Housing Training  Date of Course	N/A - 4% Bond  <-Enter Participant 's Name here>>	3	C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:  DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?  Date of Course Date of Course	N/A - 4% Bond  <-Enter Participant 's Name here>>		C.
Choose only one. See scoring criteria for further requirements.  Competitive Pool chosen:  DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?  An active current version of draft scoring worksheet for development, illustrating compliance were competed to the competition of the competition	N/A - 4% Bond  <-Enter Participant 's Name here>>		C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:  DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?  Date of Course Date of Course	N/A - 4% Bond  <-Enter Participant 's Name here>>		C.
DCA's Comments:  5. SUSTAINABLE DEVELOPMENTS Choose only one. See scoring criteria for further requirements. Competitive Pool chosen:  DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?  An active current version of draft scoring worksheet for development, illustrating compliance were considered.	N/A - 4% Bond  <-Enter Participant 's Name here>>  <-Enter Participant 's Name here>>  <-Enter Participant 's Name here>>  <-Enter Participant 's Company Name here>>  /-minimum score required under program selected, is included in application  Date of Audit  Date of Report		C.

PART NINE - SCOR	NG CRITERIA - 2017-0 Quail Village Apartment	s. Reidsville. Tattnall County		·
REMINDER: Appli Disclaimer: DCA Threshold and Scoring section reviews pertain	cants must include comments in sections where points are claimed.  only to the corresponding funding round and have no effect on subsequent or  ill result in a one (1) point "Application Completeness" deduction.	future funding round scoring decisions.	Score Value	Self DCA Score Score
		TOTALS:	92	20 20
<ol> <li>Leadership in Energy and Environmental Design for         <ul> <li>a) Date of project's Feasibility Study prepared by a nonrela</li> <li>b) Name of nonrelated third party LEED AP that prepared</li> </ul> </li> <li>commitments for Building Certification:</li> </ol>	ted third party LEED AP:	>>		] Yes/No Yes/No
<ol> <li>Project will comply with the program version in effect at</li> <li>Project will meet program threshold requirements for Bu</li> <li>Owner will engage in tenant and building manager educ</li> </ol>	ilding Sustainability? ation in compliance with the point requirements of the respective			1. 2. 3.
B. Sustainable Building Certification Project comm C. Exceptional Sustainable Building Certification	its to obtaining a sustainable building certification from the prog	ram chosen above?	1 3	B. C. Yes/No Yes/No
<ol> <li>Project commits to obtaining a sustainable building certification.</li> <li>High Performance Building Design The proposed</li> <li>A worst case HERS Index that is at least 15% lower than 2. A 10% improvement over the baseline building performance</li> </ol>	ficate from certifying body demonstrating that project achieved he building design demonstrates: In the ENERGY STAR Target Index? Ince rating? The energy savings will be established following the from the ENERGY STAR Multifamily High-Rise Simulation Gu	e Performance Rating Method outlined in	1	1. D. O O O 1. 2.
3. For minor, moderate, or substantial rehabilitations, a pro	jected reduction in energy consumption ≥ 30%, documented by del? Baseline performance should be modeled using existing c	a RESNET-approved HERS Rating software	ı	3.
DCA's Comments:				
. STABLE COMMUNITIES	(Must use data from the most current FFIEC census re	eport, published as of January 1, 2016)	7	0 0
<ul> <li>&amp; Census Tract Demographics</li> <li>Competitive Pool chosen: N/A - 4% Bond</li> <li>Project is located in a census tract that meets the follow</li> </ul>	ing demographics according to the most recent FFIEC Census	Report (www.ffiec.gov/Census/):	3	Yes/No Yes/No
<ol> <li>Less than</li></ol>	(see Income) (see Demographics) that meets the above demographics according to the most rece	Actual Percent Designation: <select></select>		
	of such a census tract. (Applicant answer to Question 1 above cannot be "Ye			
. Georgia Department of Public Health Stable Communitie		Per Applicant Per DCA	2	0 0
Sub-cluster in which project is located, according to the mos Housing Properties" map:	recent GDPH data hosted on the DCA "Multi-Family Affordable	<select> <select></select></select>		
Mixed-Income Developments in Stable Communities     DCA's Comments:	Market units: 0 Total Units: 30	Mkt Pct of Total: 0.00%	2	0 0
. TRANSFORMATIONAL COMMUNITIES	(choose A or B)		10	

policies & housing activities?

The specific time frames and implementation measures are current and ongoing?

e) Discusses resources that will be utilized to implement the plan?

eorgia Department of Community Affairs	2017 Funding Application		Housing Financ	e and Deve	lopmen	t Division
PART NINE - SCORING CRITERIA	- 2017-0 Quail Village Apartments, I	Reidsville, Tattı	nall County			
<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond	omments in sections where points are claimed.  Joing funding round and have no effect on subsequent or full point "Application Completeness" deduction.	re funding round scoring	g decisions.	Score Value	Self Score	DCA Score
			TOTALS:	92	20	20
Is this application eligible for two or more points under 2017 Scoring Section 7	Stable Communities, regardless of whether the p	oints are requested	?			
If applying for sub-section A, is the completed and executed DCA Neighborhoo	d Redevelopment Certification included in the ap	propriate tab of the	application?			
If applying for sub-section B, is the completed and executed DCA Community	Fransformation Plan Certificate included in the ap	propriate tab of the	application?			
Eligibility - The Plan (if Transformation Plan builds on existing Revitalization	n Plan meeting DCA standards, fill out both Revita	alization Plan and T	ansformation Plan col	umns):		
		alization Plan			rmation P	lan
	Yes/No	Yes/No	יַ	Yes/No	Yes	s/No
a) Clearly delineates targeted area that includes proposed project site, but do	pes not a)					
encompass entire surrounding city / municipality / county?	<enter n<="" page="" td=""><td>br(s) from Plan&gt;</td><td></td><td><enter ni<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter></td></enter>	br(s) from Plan>		<enter ni<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter>	br(s) from P	lan here>
b) Includes public input and engagement during the planning stages?	b)					
	<enter n<="" page="" td=""><td>br(s) from Plan&gt;</td><td></td><td><enter ni<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter></td></enter>	br(s) from Plan>		<enter ni<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter>	br(s) from P	lan here>
c) Calls for the rehabilitation or production of affordable rental housing as a p	,					
community?	<enter n<="" page="" td=""><td>br(s) from Plan &gt;</td><td></td><td><enter nl<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter></td></enter>	br(s) from Plan >		<enter nl<="" page="" td=""><td>br(s) from P</td><td>lan here&gt;</td></enter>	br(s) from P	lan here>
d) Designates implementation measures along w/specific time frames for act	nievement of d)					

		<enter nbr(<="" page="" th=""><th>s) from Plan&gt;</th><th><enter nbr<="" page="" th=""><th>(s) from Plan he</th></enter></th></enter>	s) from Plan>	<enter nbr<="" page="" th=""><th>(s) from Plan he</th></enter>	(s) from Plan he
f) Is included in full in the appropriate tab of the application	binder?				
Website address (URL) of Revitalization Plan:					
Website address (URL) of Transformation Plan:					

A. Community Revitalization								
					-	Yes/No	Yes/N	
i.)	Plan details specific work efforts directly affecting proje	ct site?	i.) Enter page nbr(s) here		i.)			
ii.)	Revitalization Plan has been officially	Date Plan originally adopted by Local Govt:	ii.)		ii.)			
	1 4 1 4 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1							

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

i.) Public input and engagement <u>during tr</u>	<u>ie planning stages:</u>				
a) Date(s) of Public Notice to surrounding	) Date(s) of Public Notice to surrounding community:				
Publication Name(s)					
b) Type of event:		b) < <s< td=""><td>elect Event 1 type&gt;&gt;</td><td>&lt;<select 2="" event="" type="">&gt;</select></td><td></td></s<>	elect Event 1 type>>	< <select 2="" event="" type="">&gt;</select>	
Date(s) of event(s):					
c) Letters of Support from local non-	Type:	c) < <s< td=""><td>elect Entity 1 type&gt;&gt;</td><td>&lt;<select 2="" entity="" type="">&gt;</select></td><td></td></s<>	elect Entity 1 type>>	< <select 2="" entity="" type="">&gt;</select>	
government entities.	Entity Name:				

- 1. Community Revitalization Plan Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. Qualified Census Tract and Community Revitalization Plan Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located. Project is in a QCT? Census Tract Number: Yes DDA/QCT

9502.010 Eligible Basis Adjustment:

Enter page nbr(s) from Plan>

Enter page nbr(s) from Plan>

<Enter page nbr(s) from Plan here>

<Enter page nbr(s) from Plan here>

		Р	ART NINE - SCORIN	NG CRITERIA	- 2017-0 Qua	il Village Apa	rtments, Re	idsville, Tattnall County	1			
		<u>Disclaimer:</u> DCA Threshold and So	coring section reviews pertain o	only to the correspond	omments in sections ling funding round and point "Application Co	have no effect on sub	sequent or future f	funding round scoring decisions.		Score Value	Self Score	DCA Score
								TOTA	LS:	92	20	20
R												
В.	Con	nmunity Transformation Pl	an							6	В.	
	Does	s the Applicant reference an exis	sting Community Revitaliz	ation Plan meetir	ng DCA standards?	•						
	1.	Community-Based Team								2	1.	
	Com	nmunity-Based Developer (CBD)		Select at least tw	o out of the three o	options (i, ii and iii	) in "a" below, o	r "b").	CBD	1		
		Entity Name				Website						
		Contact Name		Direct Line		Email					Yes/No	Yes/No
		CBD has successfully partnered							sed or	1	•	
		existing elsewhere) in the last to	wo years and can docume	ent that these part	nerships have mea		community or I	resident outcomes.				
		CBO 1 Name				Purpose:						of Support
		Community/neighborhd where p	partnership occurred			Website					incl	uded?
	-	Contact Name		Direct Line		Email						
		CBO 2 Name	and a such the second			Purpose:						of Support
		Contact Name	partnership occurred	Direct Line		Website					IIICI	uded?
	Contact Name Email  ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding the								a thoir		ii.	
	development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder.										11.	
	Γ	de reiepinent in anether eeergi.	2 00	on son or andon	ooparato onpianan	o pago oooo	serialing tabler.	ppca				_
		The CBD has been selected as	•	•			for Proposal or	similar public bid process.			iii.	
or	b)	The Project Team received a H	OME consent for the prop	osed property an	d was designated a	as a CHDO.					b)	
	Com	nmunity Quarterback (CQB)		See QAP for req	uirements.				CQB	1		
	i.	CQB is a local community-base	ed organization or public e	ntity and has a de	emonstrated record	l of serving the De	fined Neighborl	hood, as delineated by the Con	nmunity	Enter pag	е	
		Transformation Plan, to increase	se residents' access to loc	al resources suc	n as employment, e	education, transpo	ortation, and hea	alth?		nbr(s) her	е	
	ii.	Letter from CQB confirming the	ir partnership with Project	Team to serve a	s CQB is included i	in electronic appli	cation binder wh	nere indicated by Tabs Checklis	st?			
		CQB Name				Website						
		Contact Name		Direct Line		Email						
	2.	Quality Transformation Plan								4	2.	
		Transformation Team has comp	oleted Community Engage	ement and Outrea	ach prior to Applica	tion Submission?						
	,	Public and Private Engagement				Tenancy:	Elderly					_
		Family Applicants must engage			ner types, while Se							
		Transformation Partner 1	<select td="" transformation<=""><td>Partner type&gt;</td><td></td><td></td><td>1</td><td>Meeting 1 between Partners</td><td></td><td></td><td></td><td></td></select>	Partner type>			1	Meeting 1 between Partners				
		Org Name					` ' '	ication 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 Partne						Partners?						
		Transformation Partner 2	<select td="" transformation<=""><td>Prtnr type&gt;</td><td></td><td></td><td></td><td>Meeting 2 (optional) between P</td><td>artnrs</td><td></td><td></td><td></td></select>	Prtnr type>				Meeting 2 (optional) between P	artnrs			
		Org Name				specify below:	IDate(s) of publ	ication of meeting notice				

	PART NII	NE - SCORING CRITERIA - 2017-0 Qua	ail Village Apartments, R	eidsville, Tattnall County			
		EMINUER: Applicants must include comments in sections			Score	Self	DCA
		on reviews pertain only to the corresponding funding round and Failure to do so will result in a one (1) point "Application C		e funding round scoring decisions.	Value		Score
	'	railure to do so will result in a one (1) boilit - Abblication C	ombieteriess deduction.	TOTALS:	92	20	20
	Website		Publication(s				
	Contact Name	Direct Line	Social Media				
	Email		Mtg Locatn				
	Role		Which Partne	ers were present at Public Mtg 2 betweer	Partners?		
b)	Citizen Outreach Choose	either "I" or "ii" below for (b).				Yes/No	Yes/No
i	. Survey Copy of	blank survey and itemized summary of results inclu	ded in corresponding tab in appl	ication binder?		i.	
0		espondents					
ii	. Public Meetings					ii.	
	Meeting 1 Date		Dates: Mtg 2				-
	Date(s) of publication of Meeting 1 notice			rqmt met by req'd public mtg between Tr	ansformatn l	Partners?	_
	Publication(s)		Publication(s)				
	Social Media		Social Media				
	Meeting Location		Mtg Locatn		1: 1 0		
c)	Copy(-ies) of published notices provided in	in application binder? bint format below the top 5 challenges preventing th		published notices provided in application		omo popul	otion to
C)		goals and solutions for the Transformation Team a		cal resources (according to reedback from	ii tile low iiic	one popul	allon to
i	Local Population Challenge 1	godio and solutions for the Transformation Team a	id i ditilois to dadress.				
,	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						
17	Local Population Challenge 5						
V.	Goal for increasing residents' access						
	Solution and Who Implements						
	Goal for catalyzing neighborhood's access						
	Solution and Who Implements						

P/	ART NINE - SCORI	NG CRITERIA	- 2017-0 Qua	ail Village Apa	rtments, Reidsville, Tatt	nall County		
<u>Disclaimer:</u> DCA Threshold and Sc	oring section reviews pertain o	only to the correspond	omments in sections ding funding round and point "Application C	I have no effect on sub	sequent or future funding round scorir	ng decisions.  TOTALS:	Score Value 92	Self DCA Score Score
C. Community Investment						IOTALS.		20 20
Community Improvement Fun	<b>d</b> Amount / Bala	ince		1	Elderly	,	4 1 1	
Source	u / imount / Bala			Bank Name	Liderij		1	
Contact		Direct Line		Account Name				ease use "Pt IX B-
Email				Bank Website			provided.	provmt Narr" tab
Bank Contact		Direct Line		Contact Email			provided.	
Description of Use of Funds								
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.  2. Long-term Ground Lease a) Projects receives a long-term gr b) No funds other than what is disc. 3. Third-Party Capital Investment	losed in the Application h					N/A - 4% Bond	1 2	
Unrelated Third-Party Name					,			
Unrelated Third-Party Type					<select 3rd="" party="" td="" typ<="" unrelated=""><td>e&gt;</td><td>Improvemen</td><td>nt Completion Date</td></select>	e>	Improvemen	nt Completion Date
Is 3rd party investment commun Distance from proposed project				3 yrs prior to Appl	cation Submission? miles			
Description of Investment or Funding Mechanism	Site in miles, rounded up	to the next tenth	or a fille		Illiles			
Description of Investment's Furtherance of Plan								
Description of how the investment will serve the tenant base for the proposed development								
Full Cost of Improvement					Total Development Costs (TDC	<u>C)</u> :		
as a Percent of TDC:	0.0000%	0.00	000%	]	2,864,356	_		
D. Community Designations				(Choose only one	e.)		10 [	0.

	PART NINE - SCORING CRITERIA	- 2017-0 Quail Village Apartments, Reidsville, Tattnall County				
	<u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the correspond	comments in sections where points are claimed.  ding funding round and have no effect on subsequent or future funding round scoring decisions.  Dispoint "Application Completeness" deduction.	Score Value			DCA Score
		TOTALS:	92	1	20	20
	<ol> <li>HUD Choice Neighborhood Implementation (CNI) Grant</li> <li>Purpose Built Communities</li> </ol>			1. 2.		
	Scoring Justification per Applicant					
	DOM: Oursele					
	DCA's Comments:					
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B)  Competitive Pool chosen: N/A - 4% Bond	4		0	0
Α.	Phased Developments	Phased Development? No 0	3	A.		
		ased Development in which one or more phases received an allocation of 9% tax credits wit may receive these points) and at least one phase has commenced construction per that allo		1.		
	If Yes, indicate DCA Project Nbr and Project Name of the first phase:	Number: Name				
	If current application is for third phase, indicate for second phase:	Number: Name				
	2. Was the community originally designed as one development with different	phases?		2.		
	3. Are any other phases for this project also submitted during the current fun			3.		
	4. Was site control over the entire site (including all phases) in place when the	ne initial phase was closed?		4.		
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)	3	В.	0	0
	···	gia Housing Credit development that has received an award in the last	•	. =		
0.0	1. Five (5) DCA funding cycles		3	1.		
	2. Four (4) DCA funding cycles Previous Projects (Rural Pool)	(choose 1 or 3)	2 4	2. C.	0	0
C.	The proposed development site is within a Local Government bounda	,	4	С. <u> </u>	U	
	Within the last <b>Five (5)</b> DCA funding cycles	ny which has not received an award of 976 Credits.	3	1.		
	2. Since the 2000 DCA Housing Credit Competitive Round	(additional point)	1	2.		
OR	Within the last Four (4) DCA funding cycles	(daditional pointy	2	3.		
	Scoring Justification per Applicant				·	
	DCA's Comments:					
10.	MARKET CHARACTERISTICS		2		0	0

01.5	ia Department of Community / mails		4	2017 1 011011	ig / ippliodiloi		Tiodoling Tilland	c and bet	Clopinch	DIVISI
	PART NIN	IE - SCOR	ING CRITERIA -	2017-0 Qua	ail Village Ap	artments, Reidsville, Tattn	all County			
	<b>Disclaimer:</b> DCA Threshold and Scoring section	n reviews pertair	icants must include comm n only to the corresponding f will result in a one (1) poir	funding round and	have no effect on s	ubsequent or future funding round scoring		Score Value		DCA Score
							TOTALS:	92	20	20
	For DCA determination:								Yes/No	Yes/No
Α.	Are more than two DCA funded projects in the base as the proposed project?	primary mark	et area which have phy	ysical occupan	cy rates of less t	han 90 percent and which compete	for the same tenant		Α.	
В.	Has there been a significant change in econom proposed tenant population?	nic conditions	in the proposed marke	et which could	detrimentally affe	ect the long term viability of the prop	posed project and the	)	В.	
C.	Does the proposed market area appear to be of	verestimated	, creating the likelihood	d that the dema	and for the projec	ct is weaker than projected?			C.	
D.	Is the capture rate of a specific bedroom type a	and market se	egment over 55%?						D.	
	Scoring Justification per Applicant									
	DOM: Comments									
	DCA's Comments:									
4.4	EVERNOED ACCORDADULTY COM		/-1	haaaa awb						1 ^
	EXTENDED AFFORDABILITY COMINATION Waiver of Qualified Contract Right	IVII I IVIEN I	(CI	hoose only on	le)			1 1	A. 0	0
Α.	Applicant agrees to forego cancellation option	for at least 5	vrs after close of Comp	oliance neriod?				ı	Α.	
В.	Tenant Ownership	ioi at loadt o	, to dittor ologo or comp	marioc period:				1	В.	
	Applicant commits to a plan for tenant ownersh	nip at end of o	compliance period (only	applies to sind	gle family units).			•		
	DCA's Comments:				, , ,					
12.	EXCEPTIONAL NON-PROFIT		0					3		
	Nonprofit Setaside selection from Project Inform	mation tab:	No	)					Yes/No	Yes/No
	Is the applicant claiming these points for this p	roject?			-					
	Is this is the only application from this non-prof			-						
	Is the NonProfit Assessment form and the requ	uired docume	ntation included in the	appropriate tab	of the application	on?				
	DCA's Comments:									
									-	T.
13.	RURAL PRIORITY Competit	ive Pool:	N/A - 4% Bond			Urban or Rural:	Rural	2		
	Applicant will be limited to claiming these poin cant to designate these points to only one qual				or indirect intere	st and which involves <mark>80</mark> or fewer u	ınits. Failure by the	Unit Total	30	
MGP	Hallmark-Georgia GP, LLC	0.0100%	Martin H. Petersen		NPSponsr	0	0.0000%	0		
GP1	0	0.0000%	0		Developer	Hallmark Development Services, LLC		Martin H. Pe	eters	
OGP2 OwnCoi	0	0.0000%	0		Co-Developer 1	0	0.0000%	0		
ed LP	Boston Financial Investment Manage	0.0000% 99.9900%	0 Thomas G. Paramore		Co-Developer 2  Developmt Consult	Greystone Affordable Development	0.0000% 0.0000%	u Tanya Eastv	VOOC	
State LF	<u> </u>	0.0000%	Thomas G. Paramore				5.550070	, =	- = :	
	Scoring Justification per Applicant					DCA's Comments:				
								-	-	
14.	DCA COMMUNITY INITIATIVES							2	0	0
٨	Georgia Initiative for Community Housing (	GICH)						1		

	PART NINE - SCOR	ING CRITERIA - 201	17-0 Quail Villa	ge Apaı	tments, Reidsville, Tattı	nall County			
	REMINUER: App <u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertai	icants must include comments				a decisions	Score	Self	DCA
	·	will result in a one (1) point "A	•		•	g decisions.	Value	Score	Score
						TOTALS:	92	20	20
	Letter from an eligible Georgia Initiative for Community Hou	sing team that clearly:						A. Yes/No	Yes/No
	Identifies the project as located within their GICH community.	_		< Sele	ct applicable GICH >			1.	
	2. Is indicative of the community's affordable housing goa	•			• •	1		2.	
	3. Identifies that the project meets one of the objectives of							3.	
	4. Is executed by the GICH community's primary or second		Jniversity of Georgi	a Housing	and Demographic Research Co	enter as of 5/1/17?		4.	
	5. Has not received a tax credit award in the last three ye	ars						5.	
	NOTE: If more than one letter is issued by a GICH	l community, no projec	ct in that commu	nity sha	II be awarded this point.				
В.	<b>Designated Military Zones</b>	http://www.dca.state.ga.us/eco	onomic/DevelopmentTo	ols/program	s/militaryZones.asp		1		
	Project site is located within the census tract of a DCA-desi	gnated Military Zone (MZ).						B.	
	City: Reidsville County:	Tattnall	QCT? Yes		Census Tract #:	9502.010		<u></u>	
	Scoring Justification per Applicant				DCA's Comments:				
15.	LEVERAGING OF PUBLIC RESOURCES		Compe	etitive Po	ool chosen:	N/A - 4% Bond	4	0	0
	Indicate that the following criteria are met:							Yes/No	Yes/No
	a) Funding or assistance provided below is binding and u		orth in this section.			Unmet criterion res	sults in no	a)	
	b) Resources will be utilized if the project is selected for for					points!		b)	
	c) Loans are for both construction and permanent financia							c)	
	<ul> <li>d) Loans are for a minimum period of ten years and reflect rates at or below Bank prime loan, as posted on the Fe</li> </ul>					38 loans must reflect	interest	d)	
	e) Fannie Mae and Freddie Mac ensured loans are not us							e)	
	f) If 538 loans are beng considered for points in this secti							f)	
1.	Qualifying Sources - New loans or new grants from		.50 57 5557 55	0.0111001	Amount			Amount	
	a) Federal Home Loan Bank Affordable Housing Program	~		a)		<b>]</b> a	)		
	b) Replacement Housing Factor Funds or other HUD PHI	fund		b)		b	)		
	c) HOME Funds			c)		c	(1)		
	d) Beltline Grant/Loan			d)		d	)		
	e) Historic tax credit proceeds			e)		е	<b>'</b>		
	f) Community Development Block Grant (CDBG) progran	n funds		f)		f	<u> </u>		
	g) National Housing Trust Fund	lifical CDEL navaluina lana fe		g)		g			
	<ul> <li>h) Georgia TCAP acquisition loans passed through a Qua</li> <li>i) Foundation grants, or loans based from grant proceeds</li> </ul>		una	h)		h 	(		
	<ul><li>j) Foundation grants, or loans based from grant proceeds</li><li>j) Federal Government grant funds or loans</li></ul>	s per QAP		i) i)			\ <u> </u>		
	Total Qualifying Sources (TQS):			ا/ر	0	,	,	0	
2		Total Davalanmant Cost	(TDC)	ſ	-	<b>.</b> 1		<u> </u>	
۷.	Point Scale Serving Justification per Applicant	Total Development Costs TQS as a Percent of TD0		}	2,864,356 0.0000%	=		0.0000%	
	Scoring Justification per Applicant	rus as a Percent of TD0	<u>.                                    </u>		0.0000%			0.0000%	
	DCA's Comments:								

16. INNOVATIVE PROJECT CONCEPT

3

٠. ز	gia Department of Community Attains	riousing rinano	and Do	rolopilion	CENTOIC
	PART NINE - SCORING CRITERIA - 2017-0 Quail Village Apartments, Reidsville, 1	attnall County			
	REMINDER: Applicants must include comments in sections where points are claimed.  Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round s  Failure to do so will result in a one (1) point "Application Completeness" deduction.	coring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
	Is the applicant claiming these points?				
	Selection Criteria	Ranking Pts Value Ran	<u>ge</u>	R	anking Pts
	1. Presentation of the project concept narrative in the Application.	0 - 10		1.	
	2. Uniqueness of innovation.	0 - 10		2.	
	<ol> <li>Demonstrated replicability of the innovation.</li> <li>Leveraged operating funding</li> </ol>	0 - 5 0 - 5		3. 4	
	5. Measureable benefit to tenants	0 - 5		5.	
	6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.	0 - 5	_	6.	
	DCA's Comments:	0 - 40		Total:	0
17.	INTEGRATED SUPPORTIVE HOUSING		3	0	0
A.	Integrated Supportive Housing/ Section 811 RA 10% of Total Units (max):	3	2	A. <b>0</b>	0
	1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the Total Low Income Units	30		1.	
	purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and Min 1 BR LI Units required is prepared to accept the full utilization by DCA of 10% of the units?	3			
	1 BR Li Offits Proposed	26		۰ –	1
	<ol> <li>Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restric</li> <li>At least 10% of the total low-income units in the proposed Application will be one bedroom units?</li> </ol>	tion for all PRA units?		2.	
	4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?			4.	
R	Target Population Preference		3	В. 0	0
ъ.	1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer	a tenant selection	3	1.	U
	preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?				
	Name of Public Housing Authority providing PBRA:  PBRA Expiration	n:			
	2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?  Nbr of Settlement units:	0	0.0%	2.	
	Scoring Justification per Applicant				
	DOM's Comments.				
	DCA's Comments:				
10	HISTORIC PRESERVATION (choose A or B)		2	0	0
10.	, ,		∠ 1		U
	The property is: < <select applicable="" status="">&gt; Historic Credit Equity:</select>	0	<u> </u>		
Α.	Historic <u>and</u> Adaptive Reuse  The proposed development includes historic toxy and its proposed and in an adaptive reuse unit		2	A	
	The proposed development includes historic tax credit proceeds and is an adaptive reuse of a Total Units certified historic structure.	30 0.00%			
	< Enter here Applicant's Narrative of how building will be reused >>	J.UU /0	<u> </u>		
В	Historic Nbr Historic units:	0	1 1	В.	
٠.	The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Total Units	30	1 '		
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total	0.00%	]		
	DCA's Comments:				

	PART NINE - SCOR	ING CRITERIA - 2017-0 Quail Village Apartments, Rei	dsville, Tattnall C	ounty			
	Disclaimer: DCA Threshold and Scoring section reviews pertain	icants must include comments in sections where points are claimed. In only to the corresponding funding round and have no effect on subsequent or future funding fundi	unding round scoring decision	ne	Score Value	Self	DCA Score
	Failure to do so	will result in a one (1) point "Application Completeness" deduction.	T	OTALS:	92	20	20
19.	HEALTHY HOUSING INITIATIVES	(choose A or B or C)	-		3	0	0
	Pre-requisites:					Agree or Y/N	Agree or Y/N
	In Application submitted, Applicant used the following n	needs data to more efficiently target the proposed initiative for a propose	ed property:				
	a) A local Community Health Needs Assessment (CHNA)						
	b) The "County Health Rankings & Reports" website:	http://www.countyhealthrankings.org/health-gaps/georgic	<u>a</u>				
	c) The Center for Disease Control and Prevention – Comr						
	2. The Applicant identified target healthy initiatives to loca	•					
	3. Explain the need for the targeted health initiative propose	sed in this section.					
A.	Preventive Health Screening/Wellness Program fo	or Residents Ith screenings and or Wellness Services at the proposed project?			3	0	0
	<ul><li>a) Applicants agrees to provide on-site preventive hear</li><li>b) The services will be provided at least monthly and b</li></ul>					a) b)	
	•	d 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)						
R	Healthy Eating Initiative				2	0	0
٥.	Applicant agrees to provide a Healthy Eating Initiative, as de	efined in the QAP, at the proposed project?			_	0	U
	1. The community garden and edible landscape will:	<ul> <li>a) Emphasize the importance of local, seasonal, and healthy food?</li> <li>b) Have a minimum planting area of at least 400 square feet?</li> <li>c) Provide a water source nearby for watering the garden?</li> <li>d) Be surrounded on all sides with fence of weatherproof construction</li> <li>e) Meet the additional criteria outlined in DCA's Architectural Manual</li> </ul>		·?		a) c) d) e)	
	2. The monthly healthy eating programs will be provided for	ree of charge to the residents and will feature related events?				2.	
	Description of Monthly Healthy Eating Programs		Description of Related E	vent			
	a) b)						
	0)						

	I AIXT MINE - SCOKI	NG CRITERIA	- 2017-0 Qual	I Village Apa	irtments, Re	eidsville, Tattn	all County			
<u>Disclaimer:</u> DC	A Threshold and Scoring section reviews pertain	only to the correspond	omments in sections ving funding round and hooint "Application Co	nave no effect on su	bsequent or future	funding round scoring		Score Value		Score
							TOTALS:	92	20	20
d)										
C. Healthy Activity I							A 11 11 11 11 11 11	2	0	0
	provide a Healthy Activity Initiative, as de nulti-purpose walking trail that is ½ mile of					nter type of Healthy	Activity Initiative her	re >>		
a) Be well illumina		or longer that profit	a)	ing, or biking will.		f) Provide trash re	centacles?	f)		
,	nalt or concrete surface?		b)				onal criteria outlined	in DCA's g)		
,	s or sitting areas throughout course of tra	il?	c)			Architectural Manu	ıal – Amenities Guid	ebook?		
d) Provide distanc	e signage? of fitness equipment per every 1/8 mile o	of trail?	d) e)			Length of Trail				miles
	ucational information will be provided free		, <u>L</u>	Lovents 2		Length of Trail		2		IIIIes
Scoring Justification		e of charge to the i	esidents on related	r events :				۷.		
DCA's Comments:										
20. QUALITY EDUC										
Application develops						CODDIA		3	0	0
NOTE: 0040 0040	s a property located in the attendance zor		- · · -	nools as determi	ned by the state	CCRPI?		3	0	0
NOTE: 2013-2016 CCRPI Data Must	District / School System		PI website:		ned by the state	CCRPI?		3 ]	0	0
NOTE: 2013-2016 CCRPI Data Must Be Used	, , ,	- from state CCR	PI website:	Elderly			site?	3	0	0
CCRPI Data Must	District / School System Tenancy	- from state CCR	PI website:	Elderly wide) attendand	e zone that incl	udes the property s		3  Average		
CCRPI Data Must	District / School System Tenancy If Charter school used,	or - from state CCR	PI website:	Elderly wide) attendand	e zone that incl			Average CCRPI	CCF	
CCRPI Data Must Be Used	District / School System Tenancy	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average	CCF	RPI >
CCRPI Data Must Be Used	District / School System Tenancy If Charter school used,	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary	District / School System Tenancy If Charter school used,	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High	District / School System Tenancy If Charter school used,	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High	District / School System Tenancy If Charter school used,	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High f) High	District / School System Tenancy If Charter school used, School Name (from state CCRPI website)	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High	District / School System Tenancy If Charter school used, School Name (from state CCRPI website)	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High f) High	District / School System Tenancy If Charter school used, School Name (from state CCRPI website)	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High f) High Scoring Justification	District / School System Tenancy If Charter school used, School Name (from state CCRPI website)	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >
CCRPI Data Must Be Used  School Level a) Primary/Elementary b) Middle/Junior High c) High d) Primary/Elementary e) Middle/Junior High f) High	District / School System Tenancy If Charter school used, School Name (from state CCRPI website)	or - from state CCR	PI website:	Elderly wide) attendand CO	e zone that incl	udes the property s	ding In:	Average CCRPI	CCF	RPI >

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

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		P	ART NINE - SCORING CRITERIA	- 2017-0 Qua	il Village Apar	rtments, Reidsville, Tattı	nall County			
	<u>Disclaimer:</u> DC	A Threshold and So	REMINDER: Applicants must include or oring section reviews pertain only to the correspon- Failure to do so will result in a one (1)	ding funding round and	have no effect on sub-	sequent or future funding round scoring	g decisions.	Score Value	Self Score	DCA Score
							TOTALS:	92	20	20
OR	B. Exceed the min	imum jobs thres	hold by 50%					2		•
	Jobs	City of		A	Atlanta Metro			Other	Rural	
	Threshold	Atlanta	(Cherokee, Clayton, Cobb	, DeKalb, Douglas,	Fayette, Fulton, G	Swinnett, Henry and Rockdale co	ounties)	MSA	Area	
	Minimum	20,000			15,000			6,000	3,000	
	Project Site									
	Min Exceeded by:	0.00%			0.00%			0.00%	0.00%	
				Per Applicant	Per DCA	Project City	Reidsville			
	Applicable Minimum	Jobs Threshold	(from chart above) Nbr of Jobs:			Project County	Tattnall			
	Total Nbr of Jobs w/	in the 2-mile rad	ius:			HUD SA	Tattnall Co.			
	Nbr of Jobs in 2-mile	e radius w/ worke	ers who travel > 10 miles to work:			MSA / Non-MSA	Non-MSA			
	Percentage of Jobs to work:	w/in the 2-mile ra	adius w/ workers travelling over 10 miles	0.00%	0.00%	Urban or Rural	Rural			
				0.0078	0.0078					
	Scoring Justification	per Applicant								
	DCA's Comments:									
22.	COMPLIANCE	PERFORMA	NCE					10	10	10
	Base Score								10	10
	Deductions								. •	
	Additions									
	Scoring Justification	per Applicant								
	5041.0									
	DCA's Comments:									
				TOTAL POS	SIBLE SCOR	RF		92	20	20
						NONPROFIT POINTS		~~		0
							•			-
					INNOVATIVE P	ROJECT CONCEPT POINT	5			0
				NET DOCCID	E CODE W	THOUT DOA EVEDA DO	INTO			20
				MEI LOSSIBI	LE SCOKE WI	THOUT DCA EXTRA PO	IN I 2			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 DCA Score Score
TOTAL	S: 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.

Printed Name	Title
Signature	Date
	[SEAL]

APPLICANT/OWNER

Category Funding Limits			Specification LIHTC				Scale Per Project Per Project		Flexible Poo Rural Pool Extraordinar	y Circumstances	s Walver			Minimum n/a n/a	Maximum 950,000 850,000 1,200,000	
			HOME HUD PIH Offic	e of Capital Impro	vements - Total De	evelopment Costs	Per Owner Po Per Project	er Round er Round (% of			s wave			n/a 1,000,000 n/a	1,800,000 2,000,000 25%	
		_			Unit TDC Limit by I			1	Historic / C					edroom Size		
	MSA Albany Albany Albany	Type Detached/Se Elevator Row House	97,421 112,781	1 157,510 136,390 147,999	2 191,153 175,358 180,148	3 233,904 233,811 221,709	4+ 275,297 292,264 263,370		MSA Albany Albany Albany	Type Detached/Se Elevator Row House	0 132,290 107,163 124,059	1 173,261 150,029 162,798	2 210,268 192,893 198,162	3 257,294 257,192 243,879	4+ 302,826 321,490 289,707	
	Albany Athens Athens	Walkup Detached/Se Elevator	100,476	129,089 162,434 140,667 152,579	163,659 197,155 180,857	213,583 241,296 241,143	266,118 284,013 301,429		Albany Albens Albens	Walkup Detached/Se Elevator	102,840 136,402 110,523	141,997 178,677 154,733	180,024 216,870 198,942	234,941 265,425 265,257	292,729 312,414 331,571	
	Athens Atlanta	Row House Walkup Detached/Se Elevator	116,248 96,302 1 139,407 112,784	132,960 182,430 157.897	185,753 168,552 221,255 203,010	228,661 219,940 270,488	271,655 274,032 318,270		Athens Athens Atlanta Atlanta	Row House Walkup Detached/Se	127,872 105,932 153,347	167,836 146,256 200,673	204,328 185,407 243,380	251,527 241,934 297,536	298,820 301,435 350,097	
	Atlanta Atlanta Atlanta	Row House Walkup	130,931 108,868	171,658 150,379	208,792 190,725	270,681 256,678 249,057	338,351 304,763 310,346		Atlanta Atlanta	Elevator Row House Walkup	124,062 144,024 119,754	173,686 188,823 165,416	223,311 229,671 209,797	297,749 282,345 273,962	372,186 335,239 341,380	
	Augusta Augusta Augusta	Detached/Se Elevator Row House	103,683 121,141	167,884 145,157 158,487	203,317 186,630 192,445	248,031 248,840 235,984	291,664 311,050 279,881		Augusta Augusta Augusta	Detached/Se Elevator Row House	141,387 114,051 133,255	184,672 159,672 174,335	223,648 205,293 211,689	272,834 273,724 259,582	320,830 342,155 307,869	
	Chattanooga		107,835	140,219 174,341 150,968	177,997 211,588 194,102	232,756 258,924 258,803	290,094 304,750 323,504		Augusta Chattnooga Chattnooga	Walkup Detached/Se Elevator	111,567 146,419 118,618	154,240 191,775 166,064	195,796 232,746 213,512	256,031 284,816 284,683	319,103 335,225 355,854	
	Chattanooga Chattanooga Columbus		124,813 103,445 1 121,194	163,799 142,830 158,615	199,390 181,076 192,390	245,408 236,303 235,232	291,530 294,424 276,796		Chattnooga Chattnooga Columbus	Row House Walkup Detached/Se	137,294 113,789 133,313	180,178 157,113 174,476	219,329 199,183 211,629	269,948 259,933 258,755	320,683 323,866 304,475	
	Columbus Columbus Columbus	Elevator Row House Walkup	98,067 113,800 94,582	137,294 149,219 130,638	176,521 181,518 165,678	235,361 223,185 216,331	294,201 265,013 269,563		Columbus Columbus Columbus	Elevator Row House Walkup	107,873 125,180 104,040	151,023 164,140 143,701	194,173 199,669 182,245	258,897 245,503 237,964	323,621 291,514 296,519	
	Macon Macon Macon	Detached/Se Elevator Row House	99,250 114,820	160,449 138,950 150,709	194,750 178,650 183,480	238,357 238,200 225,870	280,557 297,750 268,343		Macon Macon Macon	Detached/Se Elevator Row House	134,732 109,175 126,302	176,493 152,845 165,779	214,225 196,515 201,828	262,192 262,020 248,457	308,612 327,525 295,177	
	Macon Savannah Savannah	Walkup Detached/Se Elevator	104,177	131,315 168,462 145,848	166,465 204,394 187,519	217,213 250,016 250,025	270,634 294,230 312,532		Macon Savannah Savannah	Walkup Detached/Se Elevator	104,623 141,535 114,594	144,446 185,308 160,432	183,111 224,833 206,270	238,934 275,017 275,027	297,697 323,653 343,785	
	Savannah Savannah Valdosta	Row House Walkup Detached/Se	120,734 100,204 117,818	158,379 138,379 154,420	192,727 175,464 187,511	237,087 229,044 229,637	281,584 285,392 270,341		Savannah Savannah Valdosta	Row House Walkup Detached/Se	132,807 110,224 129,599	174,216 152,216 169,862	211,999 193,010 206,262	260,795 251,948 252,600	309,742 313,931 297,375	
	Valdosta Valdosta Valdosta	Elevator Row House Walkup	95,549 110,334 91,210	133,769 144,909 125,895	171,988 176,506 159,553	229,318 217,443 208,108	286,647 258,414 259,274		Valdosta Valdosta Valdosta	Elevator Row House Walkup	105,103 121,367 100.331	147,145 159,399 138,484	189,186 194,156 175,508	252,249 239,187 228,918	315,311 284,255 285,201	
				(3) Unit Subsidy L			0 BR 110,481	1 BR 126,647	2 BR 154,003	3 BR	4 BR 199,229	1		Minimum 1,000	Maximum 0	Maximum is project-sp
Category			Specification .				Scale		,300		.,	1		Minimum	Maximum	broken, ah
Innual Operating Expenses Annual Operating Expenses			Rural	City of Atlanta Other MSA MSA			Per Unit Per Unit Per Unit							4,500 4,000 3,500	nla nla nla	
Replacement Reserve Pym	ıt			Non-MSA w/out I Non-MSA with U			Per Unit Per Unit Per Unit Per Unit Per Unit							3,000 3,000 350 250 420	n/a n/a n/a n/a n/a	
levelopment Costs Pre-Development Costs			Historic Rehab				Per Unit	For Profit or Joi	-11/					420		
Pre-Development Costs			Tax Credit App Tax Credit Let				Per Project - I							5,	500 500 000	
Hard Costs Construction Contingency				onsent Loan Pre			Per Project - I Avg Per "Dwe	Nonprofit elling" unit hard % of Construct	costs - not in		nity bldgs and o	common areas			5% 500.000	
Ruilder Droft			Rehab				LESSER OF OR Dollar am	% of Construct ount						N/A N/A	7% 500,000	
Builder's Overhead General Requirements (exc	usive of Contracto	r Svcs)	n/a n/a n/a				% of (Constru	uction Hard Cos uction Hard Cos uction Hard Cos	its, exclusive	of Contingency	and Contracto	r Svcs)		n/a n/a n/a	6% 2% 6%	
Professional Services DCA-Related Costs			LIHTC Allocation	Form 8609 Fee			Percent of Cr Percent of Cr								20,000 %	
					LIHTC Fee (bot	ct Concept Amendments h 4% and 9%)	Per Unit	rmination							000 500 n/a	
					USDA 515 or U Single Family De HOME	RFA Fee etached or Duplex fee	Per Unit Per Dwelling Per Unit							400 1500 750	n/a n/a n/a	
Developer's Fee					Non-compliant F	Reinspection Fee	Per Unit or Fi Maximum Maximum Wa	le alver Amount fo	Plus travel : 4% bond a	plications					75 10,000 10,000	
			Identity of Inter	rest	New Construction Acq / Rhb A		% of (TDC - I % of Existing	budgeted DF - I Structures acqu budgeted DF - i	Demo - uw L uisition cost (	and) acluding Acquisi	ition Legal Fee	s)		1	5% 5% 5%	
					Rehabilitation	DF to bldg acq	% of (TDC - I % of (TDC - I	budgeted DF - u budgeted DF - u	Jw Land - Ac Jw Land)	g Lgl Fees - Exi	sting Structure	s)		1	5% 5%	
			No Identity of I	erm (Years)			OR percentag	% of (TDC - uv ge proposed	r canto - budi	poeu ut - Bidr j	pa UNII.j			0	5% ? 15	
Operating Deficit Reserve			Deferred DF 9	or rotal DF			Mths of Year	1 Debt Service 1 O&M Expens	e (out of 12)					6	50% n/a n/a	
Rent-Up Reserve LIHTC Final Inspection Fee Proforma Operating Forecas							Miths of project	cted operating e	expenses					3	n/a 000	}
Number of Persons in Fam Revenue Growth Rate	lly and Percent	tage Adjustmer	nts for Rent Calc	ulations			1 70% Per Operation		3 90%	4 Base	5 108%	6 116%	7 124%	8 132%	2%	Ī
V&C Loss Rate (Non-PBR/ V&C Loss Rate (PBRA/US) Operating Expense Growth	DA)						Per Operation Per Operation Per Operation	n Year n Year						- 1	1% 1% 1%	
Replacement Reserve Ann Operating Reserve Annual	ual Payment G						Per Operation Per Operation	n Year							9% 9%	
etasides Pools			Nonprofit CHDO Rural				Amount from	allable 9% cred state HOME all allable 9% cred	ocation					4,00	10,000 5%	
Jnit Accessibility			Flexible	Nobility Disabled F	tesidents			allable 9% cred							aining	[
				With Roll-In Show		ts		nits Equipped fo	r Mobility Dis	abled				4	0% 2%	
								amily Size Ad								
							# Bdrms 0 1 2	Adj 0.7 0.75 0.9	1 1.5 3							
							2 3 4 5	0.9 1.04 1.16 1.28	3 4.5 6 7.5							
							DCA UTILIT									
Unit Type Larger	Use Healing	Appliance T	0 BR	1 BR 8	NORTHERN 2 BR	3 BR 12	4 BR	0 BR 5 17	1 BR 8	2 BR	3 BR	4 BR	I l			
Apartment Building (5+ Units)	Cooking	Propane Electric Electric Heat Natural Gas	22 9 4 2	30 13 5 3	37 17 6 3	46 20 9 4	56 26 11 5	6 2 2	26 11 2	30 13 3	39 16 4 5	48 20 5 6				
UnitS)		Propane	7	11	13	15	20	11	13	17	22	26	1			
	Other Electric	Electric Electric Electric	5 15 5	7 21 6	9 27 9	12 33 12	15 42 14	5 15 8	7 21 10	9 27 13	33 16	15 42 19				

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

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

h IPHA h	Randolph Co. Augusta-Richmond Co. Atlanta-Sandy Springs-Marietta	Non-MSA MSA MSA	Randolph Co Augusta-Rich Atlanta-Sandy	N Y Y	Urban Urban	Development Authority of Jones County Development Authority of LaFayette Development Authority of LaGrange	Climax Cobbtown Cochran	Decatur Tattnall Bleckley
h h	Schley Co. Screven Co.	Non-MSA Non-MSA	Schley Count Screven Cou	N N	Rural Rural	Development Authority of Lanier County Development Authority of Lawrenceville, GA	Cohutta Colbert	Whitfield Madison
	Select City first Seminole Co.	Non-MSA	Seminole Cor	N		Development Authority of Lee County Development Authority of Lumpkin County	Coleman College Park	Randolph Fulton
h h	Atlanta-Sandy Springs-Marietta Stephens Co.	MSA Non-MSA	Atlanta-Sandy Stephens Co	Y N	Urban Rural	Development Authority of Macon County Development Authority of Macon County Development Authority of McDuffie County	Collins	Tattnall Miler
h	Stewart Co.	Non-MSA	Stewart Cour	N	Rural	Development Authority of McDuffle County and the City of 1	Colquitt Columbus	Muscogee
h h	Sumter Co. Talbot Co.	Non-MSA Non-MSA	Sumter County Talbot County	N N		Development Authority of Mitchell County Development Authority of Monroe County	Commerce Commerce	Madison Jackson
h h	Tallaferro Co. Tattnall Co.	Non-MSA Non-MSA	Tallaferro Cou Tattnall Coun	N N	Rural Rural	Development Authority of Morgan County Development Authority of Palmetto	Concord Conley	Pike Clayton
h h	Taylor Co. Telfair Co.	Non-MSA Non-MSA	Taylor County Telfair County	N N	Rural Rural	Development Authority of Peach County Development Authority of Peachtree City	Convers Cooldge	Rockdale Thomas
h h	Albany Thomas Co.	MSA Non-MSA	Albany, GA M Thomas Cou	Y N	Rural Rural	Development Authority of Pike County Development Authority of Polk County	Cordele Corinth	Crisp Heard
h h	Tift Co. Toombs Co.	Non-MSA Non-MSA	Tift County, G Toombs Cou	N N	Rural Rural	Development Authority of Rabun County Development Authority of Richmond County	Cornella Country Club E	Habershan Bulloch
h h	Towns Co. Treutlen Co.	Non-MSA Non-MSA	Towns Count Treutlen Cou	N N	Rural	Development Authority of Rockdale County Development Authority of Screven County	Covington Crawford	Newton Oglethorps
h	Troup Co.	Non-MSA	Troup County	N	Rural	Development Authority of Seminole County and Donalsonv	Crawfordville	Tallaferro
h h	Turner Co. Macon	Non-MSA MSA	Turner Count Macon, GA M	N Y	Rural Rural	Development Authority of St. Marys Development Authority of Talbot County	Crooked Creek Culloden	Monroe
h h	Union Co. Upson Co.	Non-MSA Non-MSA	Union County Upson Count	N N	Rural Rural	Development Authority of Telfair County Development Authority of the City of Americus	Cumming Cusseta	Forsyth Chattahoo
h h	Chattanooga Atlanta-Sandy Springs-Marietta	MSA MSA	Chattanooga, Atlanta-Sand	Y	Rural Urban	Development Authority of the City of Bowdon Development Authority of the City of Dalton	Cuthbert Dacula	Randolph Gwinnett
h h	Ware Co. Warren Co.	Non-MSA Non-MSA	Ware County Warren Coun	N N	Rural Rural	Development Authority of the City of Folkston and Charlton Development Authority of the City of Homeland	Dahlonega Dalsy	Lumpkin Evans
h h	Washington Co. Wayne Co.	Non-MSA Non-MSA	Washington C Wayne Count	N N	Rural	Development Authority of the City of Jasper Development Authority of the City of Jeffersonville and Twig	Dallas	Paulding Whitfield
h h	Webster Co. Wheeler Co.	Non-MSA Non-MSA	Webster Cou Wheeler Cou	N N	Rural Rural	Development Authority of the City of Marietta  Development Authority of the City of Milledgeville and Baldv	Damascus	Early Madison
h h	White Co. Dation	Non-MSA MSA	White County Datton, GA H	N Y	Rural	Development Authority of the City of Newnan	Danville Darien	Wikinson
h	Wilcox Co.	Non-MSA	Wilcox Count	N	Urban Rural	Development Authority of the City of Oakwood Development Authority of the City of Roswell	Dasher	Lowndes
h h	Wikes Co. Wikinson Co.	Non-MSA Non-MSA	Wilkes County Wilkinson Cou	N N	Rural Rural	Development Authority of the City of Vienna Development Authority of the Unified Government of Ather	Davisboro Dawson	Washington Terrell
h	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Tift County Development Authority of Union County	Dawsonville De Soto	Dawson Sumter
						Development Authority of Vidalia Development Authority of Walton County	Dearing Decatur	McDuffie DeKalb
						Development Authority of Warner Robins Development Authority of Warren County	Deenwood Deepstep	Ware Washington
						Development Authority of Washington County Development Authority of Wheeler County	Demorest Denton	Habershan Jeff Davis
						Development Authority of White County Development Authority of White County Development Authority of Whitfield County	Dewy Rose Dexter	Elbert Laurens
						Development Authority of Wikinson County	Dillard	Rabun Glynn
						Downtown Athens Development Authority Downtown Camilla Development Authority Downtown Dalton Downtown Authority	Dock Junction Doerun Donalsonville	Colquitt Seminole
						Downtown Dalton Development Authority  Downtown Development Authority for the City of Garden C	Dooling	Dooly
						Downtown Development Authority for the City of Hahira, Gr Downtown Development Authority for the City of Savannah	Douglas	DeKalb Coffee
						Downtown Development Authority for the City of Warner R Downtown Development Authority of Adel, Georgia	Druid Hills	Douglas DeKalb
						Downtown Development Authority of Albany, Georgia Downtown Development Authority of Augusta-Richmond C		Clinch Laurens
						Downtown Development Authority of Austell Downtown Development Authority of Avondale Estates	Dudley Duluth	Laurens Gwinnett
						Downtown Development Authority of Barnesville Downtown Development Authority of Baxley	Dunwoody Dutch Island	DeKalb Chatham
						Downtown Development Authority of Bremen Downtown Development Authority of Brunswick	Eagle Grove East Dublin	Hart Laurens
						Downtown Development Authority of Centerville Downtown Development Authority of Chatsworth	East Elljay East Griffin	Gilmer Spalding
						Downtown Development Authority of Columbus, Georgia Downtown Development Authority of Cordele	East Newnan East Point	Coweta Fulton
						Downtown Development Authority of Cuthbert, Georgia Downtown Development Authority of Douglas	Eastman Eatonton	Dodge Putnam
						Downtown Development Authority of Fairburn Downtown Development Authority of Fitzgerald	Edgehill Edison	Glascock Calhoun
						Downtown Development Authority of Forsyth  Downtown Development Authority of Fort Gaines, Georgia	Elberton	Elbert Schley
						Downtown Development Authority of Hampton  Downtown Development Authority of Hartwell, Georgia	Ellenton Elljay	Colquitt
						Downtown Development Authority of Hinesville, Georgia Downtown Development Authority of Holly Springs	Emerson Empire	Bartow Dodge
						Downtown Development Authority of Holly Springs Downtown Development Authority of Lawrenceville, GA Downtown Development Authority of Madison	Empre Enigma Ephesus	Berrien Heard
						Downtown Development Authority of Maysville	Epworth	Fannin
						Downtown Development Authority of Millen, Georgia Downtown Development Authority of Monticello, Georgia	Euharlee	Murray Bartow
						Downtown Development Authority of Moultrie Downtown Development Authority of Pitts, Georgia	Evans Experiment	Columbia Spalding
						Downtown Development Authority of Smyrna Downtown Development Authority of Snellville, Georgia	Fair Oaks Fairburn	Cobb Fulton
						Downtown Development Authority of Social Circle Downtown Development Authority of the City of Atlanta	Fairmount Fairview	Gordon Walker
						Downtown Development Authority of the City of Baconton Downtown Development Authority of the City of Buford	Fargo Fayetteville	Clinch Fayette
						Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill
						Downtown Development Authority of the City of Dallas, Ger Downtown Development Authority of the City of Darlen	Flemington Flovilla Flowery Branch	Liberty Butts
						Downtown Development Authority of the City of Decatur	Folkston	Charlton
						Downtown Development Authority of the City of DouglasvIII Downtown Development Authority of the City of Greensbor	Forsyth	Clayton Monroe
						Downtown Development Authority of the City of Jackson Downtown Development Authority of the City of Jonesboro	Fort Gaines Fort Oglethorps	
						Downtown Development Authority of the City of LaFayette Downtown Development Authority of the City of LaGrange	Fort Stewart Fort Valley	Liberty Peach
						Downtown Development Authority of the City of Locust Gro Downtown Development Authority of the City of Monroe	Franklin Franklin Spring	Heard Franklin
						Downtown Development Authority of the City of Morrow, G Downtown Development Authority of the City of Newnan, C	Funston	Colquitt
						Downtown Development Authority of the City of Norcross	Garden City Garfield	Chatham Emanuel
						Downtown Development Authority of the City of Perry Downtown Development Authority of the City of Richland, C	Gay	Meriwether
						Downtown Development Authority of the City of Rome Downtown Development Authority of the City of Rossville	Geneva Georgetown	Talbot Quitman
						Downtown Development Authority of the City of Roswell Downtown Development Authority of the City of Royston	Gibson Gilsville	Glascock Hall
						Downtown Development Authority of the City of Senoia Downtown Development Authority of the City of Smithville	Girard Glennville	Burke Tattnall
						Downtown Development Authority of the City of Talapoosa Downtown Development Authority of the City of Thomson		Wheeler Walton
						Downtown Development Authority of the City of Tifton Downtown Development Authority of the City of Unadilla	Gordon Graham	Wikinson Appling
						Downtown Development Authority of the City of Vienna Downtown Development Authority of the City of Warrenton	Grantville	Coweta
						Downtown Development Authority of the City of Warwick  Downtown Development Authority of the City of Zebulon	Grayson Greensboro	Gwinnett Greene
						Downtown Development Authority of the Mayor and City Co Downtown Development Authority of Toccoa		Meriwether
						Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock	Griffin Grovetown	Spalding Columbia
						Downtown Development Authority, City of Forest Park Downtown LaGrange Development Authority	Gum Branch Gumlog	Liberty Towns
						Downtown LaGrange Development Authority  Downtown Marietta Development Authority  Downtown Savannah Authority	Guyton Hagan	Effingham Evans
						Downtown Statesboro Development Authority	Hahira Hamiton	Lowndes Harris
						Downtown Waycross Development Authority Dublin-Laurens County Development Authority Elbert County Richard B. Russell Development Authority	Hampton	Henry
								Upson Fulton
						Elberton Downtown Development Authority d/b/a MainStre		Coweta Baldwin
						Elberton Downtown Development Authority dib/a MainStre Emanuel County Development Authority Emanuel-Johnson County Development Authority	Haralson Hardwick	
						Elberton Downtown Development Authority dib/a MainStre Emanuel County Development Authority Emanuel-Johnson County Development Authority Etowah Area Consolidated Housing Authority Fairburn Housing Authority	Hardwick Harlem Harrison	Columbia Washington
						Eberton Downtown Development Authority duba MainStre- Emanuel County Development Authority Emanuel-Johnson County Development Authority Ellowah Area Consolidated Housing Authority Faitburn Housing Authority Faitburn Housing Authority Fait Line Regional Development Authority Fayette County Development Authority	Hardwick Harlem Harrison Hartwell Hawkinsville	Columbia Washingtor Hart Pulaski
						Eberton Downhown Development Authority dabia Main'Stre- Emanuel County Development Authority Emanuel-Losh Development Authority Elawah nea Consolidated Housting Authority Fall Line Regional Development Authority Fall Line Regional Development Authority Flages Caustly Development Authority Flages at Main County Development Authority Flages at Main County Development Authority Flages at Main County Development Authority	Hardwick Harrison Harrison Hardwell Hawkinsville Hazlehurst Helen	Columbia Washington Hart Pulaski Jeff Davis White
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						Electron Dourshound Development Authorly data Marillone Ennaural County Development Authorly Ennaural Schrosen County Development Authorly Ennaural Schrosen County Development Authorly Fasters Telescopy Authority Fasters County Development Authorly Fasters County Development Authorly Fasters County Development Authorly Fasters County Development Authorly Fort Ogstelment Development Authorly Fort Ogstelment Development Authorly Fort Ogstelment Development Authorly Fort Ogstelment Development Authorly Gradual County Development Authorly Calmentia and tald County Development Authorly Calmentia and tald County Development Authorly Calmentia Rest Verland County Development Authorly	Hardwick Harlem Harrison Harwinswille Hawkinswille Hazdehurst Helen Helena Henderson Hephzibah Heron Bay Hiawassee	Columbia Washington Hart Pulaski Jeff Davis White Telfair Chatham Richmond Henry Towns
						Eberton Dourhoun Development Authorly data Marilone Emmand County Development Authorly Emmand-Schrom County Development Authorly Emmand-Schrom County Development Authorly Faithers Technical Packeting and Authorly Faither County Development Authorly Faith County Development Authorly Faither County County Development Authorly Faither County Clay of Maries Land Seak Authorly, Cancelled and 1st County Development Authorly County Bourselow Develo	Hardwick Harlem Harrison Hartwell Hawkinsville Hazlehurst Helen Helena Henderson Hephzibah Heron Bay Hiawassee Higgston Hillop	Columbia Washingtot Hart Pulaski Jeff Davis White Telfair Chatham Richmond Henry Towns Montgome Pike
						Eberton Dourhoron Development Authorly dalah MariShe Emmard County Development Authorly Emmard-Schronn County Development Authorly Emmard-Schronn County Development Authorly Faitharn Inscript Authorly Faitharn Inscript Authorly Faith Emmard County Authorly Faith County Authorly Faith County Authorly Faith County Authorly Faith Aud County Authorly Faith Aud County Authorly Faith County County County Authorly Faith County County County Authorly Faith County County County County Faith County County County County Cambridge Rediversion Authorly Cambridge Rediversion Authorly Cambridge Rediversion Authorly Calmand Rediversion Authorly	Hardwick Hariem Harrison Hartwell Hawkinsville Hazehurst Helen Helena Henderson Hephzibah Heron Bay Hiawassee Higgston Hilltop Hilltonia Hinesville	Columbia Washingtor Hart Pulaski Jeff Davis White Tefair Chatham Richmond Henry Towns Moltgome Pike Screven Liberty
						Electra Doutman Development Authorly dalah MariShe Emmard Courty Development Authorly Emmard-Schrosn Courty Development Authorly Emmard-Schrosn Courty Development Authorly Faithur Insusing Authorly Faithur Insusing Authorly Faithur Emmard Development Authorly Fayette Courty Development Authorly Fayette Courty Development Authorly Faithur Courty Authorly Fort Ogsthrope Doverhoom Development Authorly Faithur Courty Clay of Mariat Lund Bank Authorly, Faithur Courty Clay of Mariat Lund Bank Authorly, Cameral Residence On Courty Development Authorly Gameral Residence On Courty Development Authorly Gameral Residence On Courty Development Authorly Gobon Touring Authorly Goronic Douristion Belongment Authorly Godon Courty Floyd Courty Development Authorly Godon Courty Playd Courty Development Authorly	Hardwick Harism Harrison Hartwell Hawkinsville Hazehurst Helen Helena Henderson Hephzibah Heron Bay Hillwassee Higgston Hilliopi Hillionia Hinesville Hiram	Columbia Washingtor Hart Pulaski Jeff Davis White Teffair Chatham Richmory Towns Montgome Pike Screven Liberty Paulding Brantley
						Ebertan Doutman Development Authorly dalah MariShe Emmard Courth Development Authorly Emmard-Schrosn Courty Development Authorly Emmard-Schrosn Courty Development Authorly Faithur Insusin Authorly Faithur Insusin Authorly Faithur Emission Development Authorly Faithur Emission Development Authorly Faithur Courty Development Authorly Faithur Courty Development Authorly Faithur Courty Development Authorly Faithur Courty Liver Schrosn Court Faithur Courty Liver Faithur Courty Liver Cameral Residence Obsequence Authorly Cameral Residence of Marie Limit Basik Authorly Cameral Development Authorly Candro Cameral Courty Limit Courty Candro Camury Floyd Caurty Development Authorly Condro Camury Floyd Caurty Development Authorly Condro Camury Floyd Caurty Development Authorly Condro Courty People Courty Development Authorly Condro Courty Floyd Caurty Development Authorly Condro Courty Floyd Caurty Development Authorly Concer Courty People P	Hardwick Harken Harrison Hartwel Harkensille Hazkehurst Helen Helena Henderson Hephzbah Heron Bay Hiawassee Higgston Hiltop Hittonia Hinesville Hinesville Hinesville Hoopssville Hoopssville Hody Springs	Columbia Washingtor Hart Pulaski Jeff Davis White Tefair Chatham Richmond Henry Towns Montgome Pike Screven Liberty Paulding Brantley Troup Cherokee
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Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville Jakin	Telfair Early
Housing Authority of Savannah	Jasper Jefferson	Pickens larkson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs Butts
Housing Authority of the City of Alamo	Jersey	Walton Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia	Junction City Kennesaw	Talbot Cobb
Housing Authority of the City of Baxley		Burke
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden Bartow
Housing Authority of the City of Cairo, Georgia		Johnson Crawford
Housing Authority of the City of Camilla	LaFayette LaGrange	Walker Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lowndes Lanier
Housing Authority of the City of Clayton, Georgia	Lakeview Estati	
Housing Authority of the City of College Park	Lawrenceville	Franklin Gwinnett
Housing Authority of the City of Conyers		Calhoun Lee
		Cook Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly Lincoln Park	Dooly Upson
Housing Authority of the City of Dawson	Lincolnton Linwood	Lincoln Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	
Housing Authority of the City of East Point, Georgia		Henry Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Ellaville		Jefferson
Housing Authority of the City of Fitzgerald	Ludowici	Clayton Long
Housing Authority of the City of Fort Gaines	Lumber City	Hall Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia Housing Authority of the City of Fort Valley	Luthersville	Stewart Meriwether
Housing Authority of the City of Gainesville Housing Authority of the City of Glennville	Lyons	Chattooga Toombs
Housing Authority of the City of Glenwood Housing Authority of the City of Grantville	Mableton Macon	Cobb Blbb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether Newton
Housing Authority of the City of Harlem Georgia	Marietta	Cobb Macon
Housing Authority of the City of Hinesville, Ga	Martin	Stephens
Housing Authority of the City of Jasper	Matthews	Columbia Jefferson
Housing Authority of the City of Jesup	Maysville	Oglethorpe Banks
Housing Authority of the City of Lakeland, Georgia Housing Authority of the City of Lavonia	McCaysville McDonough	Fannin Henry
Housing Authority of the City of Lithonia, Georgia	McIntyre McRae	Wikinson Telfair
Housing Authority of the City of Loganville, GA Housing Authority of the City of Louisville		Pike Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall Chattooga
Housing Authority of the City of Marietta Housing Authority of the City of McDonough	Metter Midvile	Candler Burke
Housing Authority of the City of Menlo, Georgia		Liberty Telfair
Housing Authority of the City of Miledgeville and Sparta		Baldwin Jenkins
Housing Authority of the City of Monroe, GA	Miner	Jenkins Lamar Fulton
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fannin
Housing Authority of the City of Nahunta	Molena	Glascock Pike
Housing Authority of the City of Oakwood, Georgia		Walton Macon
Housing Authority of the City of Pearson, Georgia	Monticello	Chatham Jasper
Housing Authority of the City of Quitman	Moody AFB	Laurens Lowndes
Housing Authority of the City of Ringgold Housing Authority of the City of Roberta, GA.	Morgan	Coweta Calhoun
Housing Authority of the City of Roswell Housing Authority of the City of Royston	Morrow	Fannin Clayton
Housing Authority of the City of Sandersville	Morven Moultrie	Brooks Colquitt
Housing Authority of the City of Shellman	Mount Airy Mount Vernon	Habersham
Housing Authority of the City of Soperton	Mount Zion	Montgomery Carroll Rabun
Housing Authority of the City of Summerville	Mountain Park	Fulton
Housing Authority of the City of Sylvania		Fulton Brantley
Housing Authority of the City of Tallapoosa, Georgia Housing Authority of the City of Thomaston		Berrien Lowndes
Housing Authority of the City of Thomasville, Georgia Housing Authority of the City of Thomson, Georgia	Nelson Newborn	Pickens Newton
Housing Authority of the City of Tifton, Georgia Housing Authority of the City of Toccoa, Ga.	Newington Newnan	Screven Coweta
Housing Authority of the City of Vidalia	Newton	Baker Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson Norcross	Jackson Gwinnett
Housing Authority of the City of Waycross	Norman Park	Colquitt
Housing Authority of the City of West Point	North Decatur	
Housing Authority of the City of Winder Housing Authority of the City of Woodbury, Georgia	North Druid Hill North High Sho	Oconee
Housing Authority of the City of Wrightsville Housing Authority of the County of Alkinson, Georgia	Norwood Nunez	Warren Emanuel
Housing Authority of the County of DeKalb, Georgia Housing Authority of the County of Harris	Oak Park Oakwood	Emanuel Hall
Housing Authority of the County of Houston, Georgia Housing Authority of the Town of Homer, Ga.	Ochlocknee	Thomas Irwin
Houston County Development Authority	Oconee	Washington Wavne
Jackson Housing Authority	Offerman	Wayne Pierce Macon
Joint Development Authority of Baker, Dougherty, Terrell, a	Oliver	Screven
Joint Development Authority of Bartow County and Pickens Joint Development Authority of Brooks, Colquitt, Grady, Mit	Omaha Omega	Stewart Tift
Joint Development Authority of Burke County and City of W Joint Development Authority of Carroll, Haralson, Polk, Hea	Orchard Hill Oxford	Spalding Newton
Joint Development Authority of Fannin County, Towns Cou Joint Development Authority of Franklin, Hart and Stephens	Palmetto Panthersville	Fulton DeKalb
Joint Development Authority of Hazlehurst, Lumber City an Joint Development Authority of Jasper, Morgan, Newton, ar	Parrott	Terrell Pierce
Joint Development Authority of Jeff Davis County, Hazlehur	Panerson Pavo Payne	Thomas Blbb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Kennesaw Development Authority		Atkinson
Kingsland Development Authority	Pembroke	Mitchell Bryan
Kingston Downtown Development Authority	Perkins	Jackson Jenkins
LaFayette Housing Authority  LaGrange Development Authority	Phillipsburg	Houston Tift
Lake Oconee Area Development Authority  Laurens-Treutlen Joint Development Authority	Pine Lake Pine Mountain	
Lavonia Downtown Development Authority Lincoln County Development Authority	Pinehurst Pineview	Dooly Wilcox
Long County Housing Authority Lyons Downtown Development Authority	Plits Plains	Wilcox Sumter
	Plainville Pooler	Gordon Chatham
Macon-Bibb County Urban Development Authority	Port Wentworth	
Macon-Bibb County Urban Development Authority Marion County Development Authority Middle Coastal Unified Development Authority	Doeto!	Newton
Macon-Bibb County Urban Development Authority Marion County Development Authority Middle Coastal Unified Development Authority Middle Georgia Regional Development Authority Miledgeville MarhStreet/The Downtown Development Auth	Porterdale	Worth
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Macon Bible Courty Urian Development Albroby Marian Courty Court Development Albroby Northead Courty Development Albroby	Porterdale Poulan Powder Spring Preston Pulaski Putney Quilman Ranger Raoul Ray City	Cobb Webster Candler Dougherty Brooks Gordon
Macon Bible Courty Urian Development Albrohy Marian Courty Development Albrohy Northead Courty Development Albrohy Northead Courty Development Albrohy Northead Courty Development Albrohy Northead Courty Development Albrohy October Courty Albrohy Marian Courty Albrohy October Courty Courty Courty Courty October Courty Courty Courty October Courty Courty October Courty	Porterdale Poulan Powder Spring Preston Pulaski Putney Quilman Ranger Raoul Ray City Rayle Rebecca	Cobb Webster Candler Dougherty Brooks Gordon Habersham Berrien Wikes Turner
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Pooler Development Authority Port Wientworth Downtown Development Authority Powder Springs Sowntown Development Authority Pulsaski County-Hawkinsville Development Authority Pulnam Development Authority Audioph County Development Authority	Reidsville	Tattnall
Putnam Development Authority	Remerton Rentz	Lowndes Laurens
Randolph County Development Authority	Resaca Rest Haven	Gordon Gwinnett
Redevelopment Authority of Clayton County	Reynolds Rhine	Taylor Dodge
Rochelle Housing Authority Rockmart Development Authority	Richland	Liberty Stewart
Rome-Floyd County Development Authority Sandersville Downtown Development Authority	Riddleville	Bryan Washington
Sardis Development Authority Schley-Sumter-Macon Countles Joint Development Author	Rincon Ringgold	Effingham Catoosa
Screven County Development Authority Smyrna Housing Authority	Riverdale Riverside	Clayton Colquitt
Social Circle Development Authority South Georgia Business and Development Authority	Roberta Robins AFB	Crawford Houston
Southeast Georgia Consolidated Housing Authority Southeast Georgia Joint Development Authority	Rochelle Rockingham	Wilcox Bacon
Southeast Georgia Regional Development Authority Southwest Georgia Joint Development Authority	Rockmart Rocky Ford	Polk Screven
Sparta-Hancock County Development Authority St. Marys Downtown Development Authority	Rome Roopville	Floyd Carroll
Stephens County Development Authority	Rossville Roswell	Walker Fulton
Suwanee Downtown Development Authority Tallapoosa Development Authority	Royston	Franklin Barrow
Tattnall County Development Authority Taylor County Development Authority	Russell Rutledge	Morgan
Temple Downtown Development Authority Terrell County Development Authority	Salem	Mitchell Catoosa
The Commerce Housing Authority The Development Authority of Long County	Sandersville Sandy Springs	Washington Fulton
The Development Authority of Pickens County The Development Authority of Snellville, Georgia	Santa Claus Sardis	Toombs Burke
The Development Authority of the City of Camilla The Development Authority of the City of Manchester	Sasser Satilla	Terrell Jeff Davis
The Development Authority of the City of Tallapoosa The Downtown Development Authority of Bainbridge, Geor	Sautee Nacooc Savannah	White Chatham
The Downtown Development Authority of the City of Griffin The Housing Authority of the City of Americus, GA	Scotland	Telfair DeKalb
The Housing Authority of the City of Atlanta, Georgia The Housing Authority of the City of Brunswick, Georgia	Screven << Select from	Wayne
The Housing Authority of the City of Dallas, Georgia	Senola	Coweta Wilcox
The Housing Authority of the City of Newnan The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomaston Downtown Development Authority Thomasville Downtown Development Authority	Sharon	Floyd Tallaferro
Tift County Development Authority Tift-Turner-Worth-Cook Joint Development Authority	Sharpsburg Shellman	Coweta Randolph
Toombs County Development Authority Treutlen County Development Authority	Silnam	Harris Greene
Troup County Development Authority Turner County Development Authority	Skidaway Island Sky Valley	Chatham Rabun
Union City Housing Authority Urban Redevelopment Agency of Clayton County, Georgia	Smithville Smyrna	Lee Cobb
Urban Redevelopment Agency of the City of Canton Urban Redevelopment Agency of the City of Dallas	Snellville Social Circle	Gwinnett Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen Cook
Urban Redevelopment Agency of the City of Kennesaw, Gr Urban Redevelopment Authority of the City of Suwanee Urban Residential Finance Authority of the City of Atlanta, G	Snarta	Hancock
Valdosta Housing Authority	St. Marvs	Effingham Camden
Valley Partnership Joint Development Authority Vidalia Development Authority	Stapleton	Glynn Jefferson
VIIIa Rica Downtown Development Authority Walker County Development Authority	Statenville Statesboro	Echols Bulloch
Waycross and Ware County Development Authority West Central Georgia Joint Development Authority	Statham Stillmore	Barrow Emanuel
West Georgia Joint Development Authority West Point Development Authority	Stockbridge Stone Mountair	Henry DeKalb
West Point Lake Development Authority Winder Downtown Development Authority	Sugar Hill Summertown	Gwinnett Emanuel
Woodbine Downtown Development Authority	Summerville Sumner	Chattooga Worth
	Sunny Side Sunnyside	Spalding Towns
	Sunset Village Surrency	Upson
	Suwanee	Appling Gwinnett
	Swainsboro Sycamore	Emanuel Turner
	Sylvania Sylvester	Screven Worth
	Talahi Island Talbotton	Chatham Talbot
	Talking Rock Tallapoosa	Pickens Haralson
	Tallulah Falls Talmo	Habersham Jackson
	Tarrytown Tate	Jackson Montgomery Towns
	Taylorsville Temple	Bartow Carroll
	Tennille	Washington
	The Rock	
	Thomaston	Upson Upson
	Thomasville Thomson	Upson Thomas McDuffle
	Thomasville Thomson Thunderbolt Tifton	Upson Thomas McDuffle Chatham Tift
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	Thomasvile Thomson Thunderbott Tifton Tiger Tignall Tocomsboro Trenton Trion Tucker	Upson Thomas McDuffle Chatham Tit Rabun Wikes Stephens Wikinson Dade Chattooga DeKalb
	Thomasville Thomson Thunderbott Tifton Tiger Tignall Toccoa Toomsboro Trenton Trion Tucker Tunnell Hill Turin	Upson Thomas McDuffle Chatham Tit Rabun Wikes Stephens Wikinson Dade Chattooga DeKalb Whitfield Coweta
	Thomasville Thomson Thunderbot Titton Tiger Tignal Toccoa Toomsboro Trenton Tricker Tunnell Hill Turin Twin City Ty Ty	Upson Thomas McDuffle Chatham Tith Rabun Wikes Stephens Wikinson Dade Chatlooga DeKalb Whitfield Coweta Emanuel Tit
	Thomasville Thomson Thunderbott Tithon Tiger Tignall Toccoa Toomsboro Trenton Trion Tucker Tunnel Hill Turin Twin City Ty Ty Ty Tyone	Upson Thomas McDuffle Chatham Tit Rabun Wilkes Stephens Wilkinson Dade Chatlooga DeKalb Whitlield Coweta Emanuel Tit Chatham Fayete
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	Thomasville Thomson Thunderbolt Titton Tiger Tignal Toccosa Toomsboro Trenton Tridon Turder Turnell Hil Turn Twin City Ty Ty Ty Ty Tybee Island Tyrone Uniadlib Union City Union Point Union City Union	Upson Thomas McDuffle Chatham Tit Rabun Wikes Stephens Wikinson Dade Chattooga DeKalb Whitfleid Coweta Emanuel Tit Chatham Fayette Dooly Futton Greene Tit
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