Project Narrative

Satilla Villas

Woodbine, Camden County

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

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

Satilla Villas is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1981, the property has fifty nine (59) total residential units for low-income family households and is located in Woodbine, Georgia. The city of Woodbine is about 90 miles southwest of Savannah, GA, 40 miles north of Jacksonville, FL, 90 miles east of Valdosta, GA and 100 miles southeast of Vidalia, GA. The property is conveniently located at 1100 McDonald Avenue, Woodbine, GA 31569 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Satilla Villas is currently 86.44% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 47 units. The property includes fifty nine (59) apartment units housed in 14 residential buildings, as well as one common area building housing the management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 36 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$2,111,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$1,801,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

It is expected that a single series of bonds will be issued that will be secured by cash sources equivalent to the principal and interest due on the bonds through the maturity date. The bonds will carry a short-term maturity date and while they will qualify the projects for 4% housing credits, they are not a permanent source of financing for the projects. The Bonds will be collateralized by a cash source at all times. Upon closing of the issue, the bond proceeds will be placed into the Project Account, held with the trustee, and equily will be deposited into the Initial Deposit Account in the amount of the capitalized interest that will be owed to the bond 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 \$776,216 in Federal and \$704,567 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 Satilla Villas is in the State and tenants' best interest.

Georgia Department of Community Affairs

2017 Funding Application

		DADTONE			NI 2047 0-6			Courseland O				
		PARTONE	- PROJECT I	VFORMATIC	JN - 2017-0 S	satilla Villas,	woodbine,	Camden Co	ounty			
	Please note:		Blue-shaded c								Use ONLY -	
			Green-shaded		ocked for your u	use and do co i	ntain referenc	es/formulas th	at can be over	written.	20 ²	17-0
	May Revision 3		Yellow cells - DC	CA Use ONLY								
I.	DCA RESOURCES	LIHTC (auto	o-filled from late	er entries)	\$	119,430]	DCA HOM	E (from Conse	ent Form)	\$	-
II.	TYPE OF APPLICATION	Tax Exempt I	Bond / 4% credit		>	Pre-Applica	ition Numbe	er (if applicable)	- use format 2	017PA-###	2017	PA-527
					-	Have any ch	anges occur	rred in the pro	oject since pr	e-application?	?	No
	Was this project previously submitted to the	ne Ga Depart	ment of Comm	nunity Affairs	No	If Yes, pleas	e provide the	e information	requested be	elow for the p	reviously subr	mitted project:
	Project Name previously used:						•			sly assigned		
	Has the Project Team changed?		If No, what w	as the DCA	Qualification	Determination	n for the Tea	im in that rev	i€<< Select	Designation	>>	
III.	APPLICANT CONTACT FOR APPLICAT	ION REVIEW	Ι									
	Name	Caitlin Wald	ie						Title	Director of [Development	
	Address	4025 Lake I	Boone Trail, Su	uite 209					Direct Line		(919) 882-23	384
	City	Raleigh							Fax		(919) 573-7	519
	State	NC			Zip+4	27607	7-3080		Cellular		(919) 902-04	938
	Office Phone	(919) 573-7			Ext.	2384	E-mail	caitlin.wald	ie@greyco.co	m		
	(Enter phone numbers without using hyphens,	parentheses, e	etc - ex: 123456	7890)								
IV.	PROJECT LOCATION							_				
	Project Name	Satilla Villas						Phased Pro			No	
	Site Street Address (if known)		nald Avenue					-	ct Nbr of previ			
	Nearest Physical Street Address *		nald Avenue			-		Scattered S	Site?	No	Nbr of Sites	
	Site Geo Coordinates (##.#####)	Latitude:	30.959449		Longitude: -81.715774			Acreage			6.6500	
	City	Woodbine			9-digit Zip**		9-3525		Census Tra	-	102.000	
	Site is predominantly located:	Within City	-	10 10	County	Camden			QCT?	No	DDA?	No
	In USDA Rural Area?	Yes	In DCA Rur		Yes	Overall:	Rural		HUD SA:		Camden Co	
	* If street number unknown	Congr	essional		Senate		House		verified by app	licant using fo	-	
	Legislative Districts **		1		3	18	80	Zip Codes			sps.com/zip4/	welcome.jsp
	If on boundary, other district:							Legislative Dis		http://votesmar		
	Political Jurisdiction	City of Woo						Website	www.woodb	pinegeorgia.n	et	
	Name of Chief Elected Official	Steve Parro			Title	Mayor						
	Address	310 Bedell /						City	Woodbine			
	Zip+4	31569-2091		Phone	(912) 399-794	6	Email	woodbinem	ayor@tds.net		
V.	PROJECT DESCRIPTION											
	A. Type of Construction:		F		•						-	
	New Construction		F	0			Adaptive Re		Non-historic	0	Historic	
	Substantial Rehabilitation			0	J		Historic Rel	nab				0

		PART ONE - PROJECT	INFORMATIC	ON - 2017-0 S	atilla Villas,	, Woodbine, Camden Cou	unty			
	Acquisition/Rehabilitation	1	59]	>	For Acquisition/Rehabilita	ition, date of orig	ginal constr	uction:	1981
	B. Mixed Use		No	1					=	
	C. Unit Breakdown			PBRA	D.	Unit Area				
	Number of Low Income U		57							46,950
	Number of 5		0	0		Total Unrestricted (Marke		nit Square	Footage	0
	Number of 6		57	47		Total Residential Unit Square		46,950		
	Number of Unrestricted (N Total Residential Units	Market) Units	0	-		Total Common Space Un		ge	ŀ	1,804
	Common Space Units		57 2			Total Square Footage fro	III UIIIIS		L	48,754
	Total Units		59	-						
	E. Buildings Number of R	Residential Buildings	14	1		Total Common Area Squ	are Footage from	n Nonresid	ential areas	835
	Number of Non-Residential Buildings		1			Total Square Footage	5		ľ	49,589
	Total Number	er of Buildings	15]					-	-
	F. Total Residential Parking Spaces					(If no local zoning require		mum 1.5 s	paces per uni	t for family
VI.	VI. TENANCY CHARACTERISTICS			-		projects, 1 per unit for se	nior projects)			
	A. Family or Senior (if Senior	r, specify Elderly or HFOP)	Family			If Other, specify:				
						If combining Other with	Family		Elderly	
				-		Family or Sr, show # Units:	HFOP		Other	
	B. Mobility Impaired	Nbr of Units Equipped:	3	1		% of Total Units	-	5.1%	Required:	5%
	Roll-In Show	1 11	2			% of Units for the Mobility	-Impaired	66.7%	Required:	40%
	C. Sight / Hearing Impaired		2			% of Total Units		3.4%	Required:	2%
	RENT AND INCOME ELECT	IONS				-				
	A. Tax Credit Election		40% of Units	s at 60% of AM	Л				-	
	B. DCA HOME Projects Mir	inimum Set-Aside Requirement (Ren	it & Income)			20% of HOME-Assisted	Units at 50% of	AMI		No
VIII.	SET ASIDES									
	A. LIHTC:	Nonprofit	No							
	B. HOME:	CHDO	No			(must be pre-qualified by DCA	as CHDO)			
IX.	COMPETITIVE POOL		N/A - 4% Bo	ond						
Х.	TAX EXEMPT BOND FINAN	ICED PROJECT								
	Issuer:	Housing Authority of the City of Macor	n, Georgia				Inducement Dat		March 9, 201	7
	Office Street Address	2015 Felton Avenue				1	Applicable QAP		2017	
	City	Macon Overite Dhadee	State	GA Financa Dina	Zip+4	31201-2404	T-E Bond \$ Allo	ocated:	65,000,000	
	Contact Name	Quanita Rhodes		Finance Dire		E-mail				

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

PART ONE - PROJECT INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden County

10-Digit Office Phone (478) 752-5096

Direct line (478) 752-5096 Website

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

в	Amount of Federal	Tax Cred	tits in All	Applications
υ.	Amount of i cuciai			Applications



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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

XIII. ADDITIONAL PROJECT INFORMATION

Yes	
No	
	-
No	
No	

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

GA-			
GA-			

HUD funded affordable public housing project



PART ONE - PROJECT INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden County

A. PHA Units

	Is proposed project part o	of a local public housing replacem	nent program?			No	1			
		ig Units reserved and rented to pu	¥	nts:				esidential Units		0%
	Nbr of Units Reserved an	nd Rented to: PHA Tenants w/ F	PBRA:	Households	on Waiting List:			esidential Units	0%	0%
	Local PHA						Contact			
	Street Address City			Zin I			Direct line Cellular			
	Area Code / Phone			Zip+4 Email			Cellulai			
В		rrently an Extension of Cancell	ation Option?	No	lf yes, expi	ration year:		Nbr yrs to forgo cancella	ation option:	
	01 1	rcise an Extension of Cancellat	•			ration year:		Nbr yrs to forgo cancella		
C	Is there a Tenant Owner	rship Plan?	·	No	5 .	5			•	
D	Is the Project Currently	Occupied?		Yes	If Yes	>:	Total Existin	g Units		59
							Number Occ			51
_							% Existing C	ccupied		86.44%
Ĕ.	Amenities? Architectural Standards? Sustainable Communities	orovals - have the following wa s Site Analysis Packet or Feasibil		approvals bee Yes Yes	n approved	by DCA?	Payment an Other (speci			Yes
	HOME Consent? Operating Expense? Credit Award Limitation (e	extraordinary circumstances)?						Boost (extraordinary circu >: >:	mstances)	
F.	 Projected Place-In-Servi Acquisition Rehab New Construction 	rice Date	March 31, December							
XIV.		S AND CLARIFICATIONS				XV.	DCA COMM	IENTS - DCA USE ONLY		
Website not be ei \$65,000, two wee	: http://www.maconhousing.con ntered in the field above becau ,000 for the portfolio. Final bon ks of closing.	ed Project) - Official name of issuer: T om. This listing was not available in th nuse it is pre-set for a telephone numb nd amounts will be determined in cor ation) - Additional financial waivers w	he dropdown above ber. Total issuance is njunction with the iss	for issuers. The v s a not to exceed suer and bond cou	vebsite could number of					

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden 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.

I. OWNERSHIP INFORMATION

A OWNERSHIP ENTITY	Hallmark Satilla Villas, LLC				Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road, STE A-250				Title of Principal	Manager
City		Fed Tax ID			Direct line	(770) 984-2100
State	GA Zip+4 30339-		Org Type:	For Profit	Cellular	
10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@	hallmarkco.com		
(Enter phone nbrs w/out using hyphe	ens, parentheses, etc - ex: 1234567890)			* Must	t be verified by applicant us	ing following website:
B PROPOSED PARTNERSHIP INFOR 1. GENERAL PARTNER(S)	MATION			<u>http://zi</u>	p4.usps.com/zip4/welcome.jsp	
a. Managing Gen'l Partner	Hallmark-Georgia GP, LLC				Name of Principal	Martin H. Petersen
Office Street Address	3111 Paces Mill Road, STE A-250				Title of Principal	Manager
City	Atlanta	Website	www.hallmar	rkco.com	Direct line	(770) 984-2100
State	GA	Zip+4	30339)-5704	Cellular	\sim
10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@	hallmarkco.com		•
b . Other General Partner					Name of Principal	
Office Street Address					Title of Principal	
City		Website			Direct line	
State		Zip+4			Cellular	
10-Digit Office Phone / Ext.		E-mail			ocilaidi	
c. Other General Partner		Emai			Norse of Dringing	
					Name of Principal	
Office Street Address		Website			Title of Principal Direct line	
City State						
10-Digit Office Phone / Ext.		Zip+4 E-mail			Cellular	
		E-IIIdii				
2. LIMITED PARTNERS (PROPOSE						
a. Federal Limited Partner	Boston Financial Investment Manage	ement, LP			Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Street, Suite 700				Title of Principal	Senior Vice President
City	Louisville	Website	www.bfim.co		Direct line	(502) 403-7171
State	KY (Fac) and accord	Zip+4		2-3046	Cellular	
10-Digit Office Phone / Ext.	(502) 212-3822	E-mail	thomas.para	more@bfim.com		
b. State Limited Partner	Boston Financial Investment Manage	ement, LP			Name of Principal	Thomas G. Paramore
Office Street Address	312 South Fourth Street, Suite 700				Title of Principal	Senior Vice President
City	Louisville	Website	www.bfim.co		Direct line	(502) 403-7171
State	KY	Zip+4	40202	2-3046	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	

	PAR	T TWO - DEVELOPMENT TEAM INF	ORMATION	- 2017-0 Satilla Villas, Woodbine, C	amden County	
	Do NOT delete this tab from this	workbook. Do NOT Copy from an	other work	book to "Paste" here . Use "Paste Sp	ecial" and select "Valu	ies" 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	GA	Zip+4	30339-5704	Cellular	
	10-Digit Office Phone / Ext.	(770) 984-2100 107	E-mail	ppetersen@hallmarkco.com		
	B CO-DEVELOPER 1				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail			
	C CO-DEVELOPER 2				Name of Principal	
	Office Street Address				Title of Principal	
	City		Website		Direct line	
	State		Zip+4		Cellular	
	10-Digit Office Phone / Ext.		E-mail	I	oolialai	
					_	
	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		
Ш.	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		Cellulai	
	TO-DIGIL OHICE PHOHE / EXL		E-IIIdii			
	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	
	State	GA	Zip+4	31602-2135	Cellular	(229) 561-9997
	10-Digit Office Phone / Ext.	(229) 506-6876	E-mail	mike@greatsouthernllc.com		
	C MANAGEMENT COMPANY	Hallmark Management, Inc.			Name of Dringing	Martin H. Petersen
	Office Street Address	3111 Paces Mill Road, STE A-250			Name of Principal Title of Principal	Manager
		Atlanta	Website	www.hallmarkco.com	Direct line	(770) 984-2100
	City State	GA		30339-5704	Cellular	(770) 984-2100
	State 10-Digit Office Phone / Ext.	(770) 984-2100 107	Zip+4	ppetersen@hallmarkco.com	Cellulai	
	IU-DIGIL OHICE PHONE / EXL	(770) 904-2100 107	E-mail	hhereizen aum gunngiken en eine		

		RT TWO - DEVELOPMENT TEAM INF				
Do NOT delete this to D ATTORNEY Office Street Address City State 10-Digit Office Phone		nis workbook. Do NOT Copy from an Coleman Talley, LLP 3475 Lenox Road N.E., STE 400 Atlanta GA (229) 242-7562	nother workk Website Zip+4 E-mail	book to "Paste" here . Use "Pas www.colemantalley.com 30326-3229 greg.clark@colemantalley.com	te Special" and select "Value Name of Principal Title of Principal Direct line Cellular	es" instead. Gregory Q. Clark Partner (229) 671-8260 (229) 834-9704
E. ACCOUNTANT Office Street Address City State 10-Digit Office Phone		Tidwell Group 5901 Peachtree Dunwoody Road Atlanta GA (470) 273-6640	Website Zip+4 E-mail	www.tidwellgroup.com 30328-5548 ed.wetherington@tidwellgroup.c	Name of Principal Title of Principal Direct line Cellular om	Ed Wetherington, Jr. Partner (770) 380-2289
F. ARCHITECT Office Street Address City State 10-Digit Office Phone		Wallace Architects, LLC 302 Campusview Drive, Suite 208 Columbia MO (573) 256-7200	Website Zip+4 E-mail	www.wallacearchitects.com 65201-7506 zacw@wallacearchitects.com	Name of Principal Title of Principal Direct line Cellular	Zac Wallace Partner (660) 826-7000 (314) 435-2497
IV. OTHER REQUIRED INFORI A LAND SELLER (If applica Office Street Address State B IDENTITY OF INTEREST	ble)	Answer each of the questions below Woodbine Ltd. L.P. 3111 Paces Mill Road, STE A-250 GA Zip+4 30339	r for each pa Principal 9-5704	rticipant listed below.) Martin H. Petersen E-mail ppetersen@hallman	10-Digit Phone / Ext. City kco.com	7709842100/107 Atlanta
Is there an ID of interest 1. Developer and Contractor?	Yes/No No	If Yes, explain relationship in boxes pro	ivided below,	, and use Comment box at bottom	of this tab or attach additional	pages as needed:
2. Buyer and Seller of Land/Property?		An Identity of Interest does exist between Hallma The General Partner of Woodbine Ltd. L.P. (selle Martin H. Petersen is the Manager of Hallmark G	Group Services of Georgia, LLC, of which N	Nartin H. Petersen is the Manager.	llas, LLC (buyer).	
3. Owner and Contractor?	No					
4. Owner and Consultant?	No					
5. Syndicator and Developer?	No					
6. Syndicator and Contractor?	No					

									Noodbine, Camden County
		-	his workbook.	Do NOT (Copy from a	nother workb	ook to "Past	e" here . U	se "Paste Special" and select "Values" instead.
	eveloper and onsultant?	No							
8.0 V. OTHE	ther R Required infori	Yes	Buyer and Develop Buyer and Manage Developer and Man See Section V for f	ement Agent nagement Ag further inform	ation.	estions below	for each par	rticipant list	red below.)
	DITIONAL INFORMAT		· · · · · · · · · · · · · · · · · · ·				-		,
Participan t		ed of a fel	lony (Yes or No)		2. Is entity a MBE/ WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	member,	is entity or a member of this entity have a conflict of interest with any officer, or employee of an entity that partners or contracts with the If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.
	<u>If yes</u> , <u>explain</u> briefly in Comment box o			Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		· · ·		No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Other Genrl Prtnr									
Other Genrl Prtnr									
Federal Ltd Partner				No	No	For Profit	99.9900%	No	
State Ltd Partner				No	No	For Profit	0.0000%	No	
NonProfit Sponsor									
Developer				No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Co- Developer									
Co- Developer									
Owner Consultant									
Developer Consultant				No	No	For Profit	0.0000%	No	

PART TWO - DEV	ELOPME	NT TEAM IN	FORMATION	- 2017-0 Sa	tilla Villas, V	Voodbine, Camden County
Do NOT delete this tab from this workbook.	Do NOT (Copy from a	nother workb	ook to "Past	e" here . Us	se "Paste Special" and select "Values" instead.
Contractor	No	No	For Profit	0.0000%	No	
Manageme nt Company	No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
VI. APPLICANT COMMENTS AND CLARIFICATIONS			Total	100.0000%		VI. DCA COMMENTS - DCA USE ONLY
 Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Develope the President. Martin H. Petersen is also the Manager of Hallmark Development Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, Satilla Villas, LLC (the Transferee). Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallma Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, Satilla Villas, LLC (the Transferee). Developer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallma Hallmark Companies, Inc. is the 100% shareholder of Hallma Satilla Villas, LLC (the Transferee). Developer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallma Hallmark Development Services, LLC (the Developer). See Tab 19 Qualification for Organizational Chart. 	Services, the Memb rk Manage the Memb	LLC. ler of Hallmark ment, Inc. (the ler of Hallmark	-Georgia GP, LL Management A -Georgia GP, LL	.C and Manage gent), of which .C and Manage	er of Hallmark 1 Martin H. er of Hallmark	

PART THREE - SOURCES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits	FHA Risk Share		Georgia TCAP *	
	Historic Rehab Credits	FHA Insured Mortgage	Yes	USDA 515	
Yes	Tax Exempt Bonds: \$ 2,111,000	Replacement Housing Funds	Yes	USDA 538	
	Taxable Bonds	McKinney-Vento Homeless	Yes	USDA PBRA	
	CDBG	FHLB / AHP *		Section 8 PBRA	
	HUD 811 Rental Assistance Demonstration (RAD)	NAHASDA		Other PBRA - Source: Specify Other PBRA Source here	
	DCA HOME * Amt \$	Neigborhood Stabilization Program *		National Housing Trust Fund	
	Other HOME * Amt \$	HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here	
	Other HOME - Source Specify Other HOME Source here			Specify Administrator of Other Funding Type here	

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

II. CONSTRUCTION FINANCING

Financing Type		Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A		Greystone Servicing Corporation, Inc. (RD 538)	1,801,000	4.500%	480
Mortgage B		USDA, Rural Housing Service (Assumed RD 515)	1,067,752	1.000%	600
Mortgage C					
Federal Grant					
State, Local, or Private G	Grant				
Deferred Developer Fees	\$	Hallmark Development Services, LLC	22,016		
Federal Housing Credit E	Equity	Boston Financial Investment Management, LP	330,700		
State Housing Credit Equ	uity	Boston Financial Investment Management, LP	305,261		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	310,000		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Satilla Villas, LLC	177,000		
Other Type (specify)					
Total Construction Fina	ancing:		4,013,730		
Total Construction Period	d Costs from Development Budget:		4,013,730		
Surplus / (Shortage) of C	Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

			Effective	Term	Amort.	Annual Debt Service in	
Financing Type	Name of Financing Entity	Principal Amount	Int Rate	(Years)	(Years)	Year One	Loan Type
Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	1,801,000	4.500%	40	40	97,160	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,067,752	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*						-	-
Deferred Devlpr Fee 4.17%	Hallmark Development Services, LLC	22,016	2.500%	12	12	19,043	Cash Flow
Total Cash Flow for Years 1 - 15:	442,483						
DDF Percent of Cash Flow (Yrs 1-15)	6.714% 6.714%						
Cash flow covers DDF P&I?	Yes						
Federal Grant							
State, Local, or Private Grant				<u>Equity</u>	Check	<u>+/-</u>	TC Equity
ö 1 3	Boston Financial Investment Management, LP	776,216		776	,295	-79.33	% of TDC
0 1 9	Boston Financial Investment Management, LP	704,567		704	,637	-70.40	17%
Historic Credit Equity							15%
5	U.S. Bank	10,555					32%
Invstmt Earnings: Taxable Bonds							
Income from Operations							
	Hallmark Satilla Villas, LLC	177,000					
Other:							
Other:							
Total Permanent Financing:		4,559,106					
Total Development Costs from Develo	pment Budget:	4,559,106					
Surplus/(Shortage) of Permanent fund	s to development costs:	0					
dation or charity funding to cover costs	exceeding DCA cost limit (see Appendix I, Section II)						
APPLICANT COMMENTS AND CLAF	RECATIONS		IV.	DCA COMM	IENTS - DCA	USE ONLY	
n I USDA PBRA: The project has 47 units of		Dorroonin					
n II Annual Debt Service in Year One (Morto h the MPR Program.							
n III Permanent Financing: Supporting Docu							
nent earnings for the cash collateralized bo							

PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

DEVELOPMENT BUDGET				New Construction	Acquisition	Rehabilitation	Amortizable or Non-Depreciable
			TOTAL COST	Basis	Basis	Basis	Basis
PRE-DEVELOPMENT COSTS				Dasis		OPMENT COSTS	Dasis
Property Appraisal			5,490			4,320	
Market Study			4,400			4,400	
Environmental Report(s)			8,267			8,267	
Soil Borings			0,207			0,207	
Boundary and Topographical Survey							
Zoning/Site Plan Fees							
Other: Capital Needs Assessment			4,800			4,800	
Other: << Enter description here; provide detail	& justification in tab Part	IV-h >>	4,000			4,000	
Other: << Enter description here; provide detail							
Other. << Enter description here, provide detail	a justification in tab i art	Subtotal	22,957		_	21,787	
ACQUISITION		Subtotal	22,707		ACOL	JISITION	
Land			200,600		1020		
Site Demolition							
Acquisition Legal Fees (if existing structures))		23,594		17,895		
Existing Structures			1,050,052		740,298		
		Subtotal	1,274,246		758,193		-
LAND IMPROVEMENTS			1 11 12			ROVEMENTS	
Site Construction (On-site)	Per acre:	48,945	325,485			325,485	
Site Construction (Off-site)							
		Subtotal	325,485	-	-	325,485	-
STRUCTURES					STRU	CTURES	
Residential Structures - New Construction							
Residential Structures - Rehab			1,469,399			1,469,399	
Accessory Structures (ie. community bldg, m	aintenance bldg, etc.) -	New Constr					
Accessory Structures (ie. community bldg, m	aintenance bldg, etc.) -	Rehab	12,950			12,950	
		Subtotal	1,482,349	-	-	1,482,349	-
CONTRACTOR SERVICES	DCA Limit	14.000%			CONTRACT	OR SERVICES	
Builder Profit: 6.000%	108,470	6.000%	108,470			108,470	
Builder Overhead2.000%		2.000%	36,156			36,156	
General Requirements* 6.000%	108,470	6.000%	108,470			108,470	
*See QAP: General Requirements policy 14.000%	6 253,097	Subtotal	253,096	-	-	253,096	-
OTHER CONSTRUCTION HARD COSTS (N	lon-GC work scope items do	ne by Owner)	(OTHER CONSTRUCT	TION HARD COSTS	Non-GC work scope	items done by Owner
Other: << Enter description here; provide detail			-			-	<u> </u>
<u>T</u> otal <u>C</u> onstruction <u>H</u> ard <u>C</u> osts	Average TCHC:	36,156.67	per <u>Res'l</u> unit	34,931.02	per unit	41.56	per total sq ft
2,060,930.20	Average TUNU.	43.90	per <u>Res'l</u> unit SF	42.27	per unit sq ft		
CONSTRUCTION CONTINGENCY					CONSTRUCTIO	N CONTINGENCY	

2017-0xxSatVillsCore

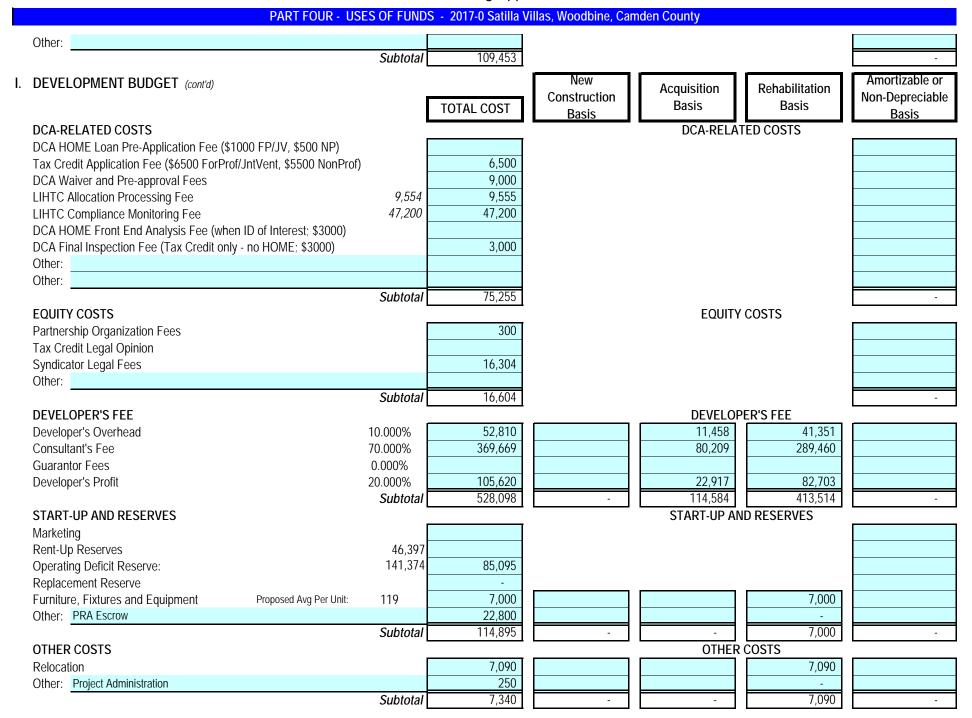
Housing Finance and Development Division

PART FOUR - USE	S OF FUN	DS - 2017-0 Satilla Vi	illas, Woodbine, Cai	mden County		
Construction Contingency	7.00%	144,265			144,265	
I. DEVELOPMENT BUDGET (cont'd)			New	A	Dahahilitatian	Amortizable or
			Construction	Acquisition Basis	Rehabilitation Basis	Non-Depreciable
		TOTAL COST	Basis			Basis
CONSTRUCTION PERIOD FINANCING				CONSTRUCTION P	ERIOD FINANCING	
Bridge Loan Fee						
Bridge Loan Interest Construction Loan Fee						
Construction Loan Interest		91,982			58,915	
Construction Legal Fees		71,702			00,710	
Construction Period Inspection Fees		1,600			1,600	
Construction Period Real Estate Tax						
Construction Insurance						
Title and Recording Fees		07.001			27.001	
Payment and Performance bonds Other:		27,901			27,901	
Other:						
	Subtota	I 121,483	-	-	88,416	-
PROFESSIONAL SERVICES				PROFESSION	AL SERVICES	
Architectural Fee - Design		38,350			38,350	
Architectural Fee - Supervision		20,650			20,650	
Green Building Consultant Fee Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft) Accessibility Inspections and Plan Review		1,375			1,375	
Construction Materials Testing		1,373			1,375	
Engineering						
Real Estate Attorney						
Accounting		10,000			10,000	
As-Built Survey		8,600			6,766	
Other: Energy Audit Testing	Cubbaba	4,605 I 83,580			4,605	
LOCAL GOVERNMENT FEES Avg per unit: 0	Subtota	03,300	-		RNMENT FEES	-
Building Permits						
Impact Fees						
Water Tap Fees waived?						
Sewer Tap Fees waived?						
	Subtota	-	-			-
PERMANENT FINANCING FEES Permanent Loan Fees		59,729		PERMANENT	NANCING FEES	
Permanent Loan Legal Fees		6,500				
Title and Recording Fees		2,250				
Bond Issuance Premium						
Cost of Issuance / Underwriter's Discount		40,974				

2017-0xxSatVillsCore

Georgia Department of Community Affairs

2017 Funding Application



PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County 4,559,106 872,777 2,824,748 TOTAL DEVELOPMENT COST (TDC) -Average TDC Per: 77.272.99 Square Foot: 91.94 Unit: II. TAX CREDIT CALCULATION - BASIS METHOD New 4% Acquisition Rehabilitation Construction Basis Basis Subtractions From Eligible Basis Basis Amount of federal grant(s) used to finance qualifying development costs Amount of nonqualified nonrecourse financing Costs of Nonqualifying units of higher quality Nonqualifying excess portion of higher quality units Historic Tax Credits (Residential Portion Only) Other <Enter detailed description here; use Comments section if needed> Total Subtractions From Basis: 0 0 **Eligible Basis Calculation** 872,777 **Total Basis** 0 2,824,748 Less Total Subtractions From Basis (see above) 0 0 2,824,748 **Total Eligible Basis** 0 872,777 <<Select>: Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) 100.00% Type: 872,777 2,824,748 0 Adjusted Eligible Basis Multiply Adjusted Eligible Basis by Applicable Fraction 100.00% 100.00% 100.00% 872,777 **Qualified Basis** 0 2,824,748 3.23% 3.23% Multiply Qualified Basis by Applicable Credit Percentage 28,191 91,239 0 Maximum Tax Credit Amount Total Basis Method Tax Credit Calculation 119,430 **III. TAX CREDIT CALCULATION - GAP METHOD Equity Gap Calculation** Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL. Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL) Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

10,935,304		L, provide amount of funding	If proposed p		
4,559,106		aritable organization to cover		Historic Designation,	
3,056,307	the cost ex	ceeding the PCL:	indicate below (Y/N):		
1,502,799	Funding Amount	0	Hist Desig	No	
/ 10					
150,280	Federa	State			
1.2400	= 0.6500	+ 0.5900			
121,193			_		
119,430					

PART FOUR - USES OF FUNDS - 2017-0 Satilla V	illas, Woodbine, (Camden County
TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:	119,430	
IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum	119,430	
V. APPLICANT COMMENTS AND CLARIFICATIONS	VI.	DCA COMMENTS - DCA USE ONLY
HARD COSTS: Construction costs are provided by the General Contractor. See enclosed SOW for schedule of values Approved Post Rehab Capital Needs Assessment which incorporates the proposed SOW, establishing a new 20 year reserve schedule.		
CONSTRUCTION PERIOD FINANCING: The finance structure is based on immediate delivery of the 538 loan. Theref separate construction loan is required as the permanent financing is in-place at bond issuance and construction closing interest expense assumptions are based on the construction schedule, assuming that each project will be responsible fi interest that is incurred prior to the commencement of the 538 loan's amortization. As a result, the period for which each is capitalizing 538 interest in the budget will vary, but each amount is based off of 4.5% interest rate (to be finalized at run prior to closing) and will cover the properties' interest-only payments through construction until the property takes over the payments and the loan begins amortizing. Bond interest for the cash collateralized bonds is based on a 18-month term in pay rate of 1%. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate the state of the commencement of the cash collateralized bonds are based on a 12-month term at an earned rate the state of the state of the cash collateralized bonds are based on a 12-month term at an earned rate the state of the cash collateralized bonds are based on a tage.	. Interim or the a property ate lock he with an all-	
PROFESSIONAL SERVICES: A) Architectural Fees - per contract with Wallace Architects, LLC, service fee allocated 6 and 35% administration. B) Accessibility Inspections and Plan Review - accessibility inspections and plan review have completed by Mark English of E & A Team Inc. C) Survey - An Alta Survey has been completed and an as-built survey completed by Lanier Engineering . D) Cost Certification & Energy Audit Testing - LIHTC and Tax Exempt Bonds cost c to be completed by Tidwell Group. Energy Audit will be completed by Jack Wynn of Southern Home Energy Solutions.	5% Design been will be	
LOCAL GOVERNMENT FEES: Local government and/or tap fees are not applicable, as there will be no new units or ba as part of the rehab scope of work.	aths added	
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 b displaced during the rehab, therefore no rent-up reserve is needed. OPERATING DEFICIT RESERVE – A waiver has been granted that DCA consider operating deficit reserve equivalent months of operating expenses plus 3.5 months of debt service.		
PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$22,800 has been budgeted to mitigate any r impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab. RELOCATION: Relocation has been budgeted for any temporary relocation expenses that arise during the in-place reh- attached temporary relocation cost estimate.		

PART FOUR (b) - OTHER COSTS - 2017-0 - Satilla Villas - Woodbine - Camden, County

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

DEVELOPMENT COST SCHEDULE		
Section Name	Description/Nature of Cost	Basis Justification

Section's Other Line Item

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 of eligible basis.
Total Cost 4,800 Total Basis 4,800		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost - Total Basis -		
<< Enter description here; provide detail & justification in tab Part IV-b >>		
Total Cost - Total Basis -		
OTHER CONSTRUCTION HARD COSTS		4
<< Enter description here; provide detail & justification in tab Part IV-b >>		

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost Total Basis		
CONSTRUCTION PERIOD FINANCING		
0		
Total Cost - Total Basis -		
0		
Total Cost - Total Basis -		
PROFESSIONAL SERVICES		
Energy Audit Testing	Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.	The energy audits are depreciable soft costs included in the calculation of eligible basis.
Total Cost 4,605 Total Basis 4,605		
PERMANENT FINANCING FEES		
0		

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost _		
DCA-RELATED COSTS		
0		
Total Cost		
0		
Total Cost		
EQUITY COSTS		
0		
Total Cost		
START-UP AND RESERVES		
PRA Escrow		Escrow deposits are non-depreciable costs excluded from the calculation of eligible basis.
	rehab. \$22,800 = \$95 increase X 10 units X 24 months	

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
Total Cost 22,800 Total Basis -		
Project Administration Total Cost 250 Total Basis -		Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.

PART FIVE - UTILITY ALLOWANCES - 2017-0 Satilla Villas, Woodbine, Camden 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 ALLOWANCE SCHEDULE #1			Itility Allowances		ed USDA Bu					
		Date of Util	ty Allowances	January 1, 20)17	Structure MF				
		Paid By (c	heck one)	Tenant-F	Tenant-Paid Utility Allowances by Unit Size (# Bdrm					
Utility	Fuel	Tenant	Owner	Efficiency	1	2	3	4		
Heat	Electric		Х		25	30	38			
Cooking	Electric		X		9	11	13			
Hot Water	Electric		X		16	19	24			
Air Conditioning	Electric		X		11	14	17			
Range/Microwave	Electric		X		8	10	13			
Refrigerator	Electric		X		9	10	13			
Other Electric	Electric		Х		9	11	13			
Water & Sewer	Submetered*? Yes		X		28	30	30			
Refuse Collection			X		20	20	20			
	-	Source of L	Itility Allowances	0	135	155	181	0		
-	ance by Unit Size		Itility Allowances ty Allowances	0	135	155 Structure	181	0		
-	-	Date of Util	ty Allowances			Structure				
-	-	Date of Util	•							
UTILITY ALLOWA	NCE SCHEDULE #2	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWA	NCE SCHEDULE #2	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI	NCE SCHEDULE #2 Fuel <-Select Fuel >>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI	VCE SCHEDULE #2 Fuel < <select fuel="">> <<select fuel="">></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI	Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">></select></select></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI	Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> Electric</select></select></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI	Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric</select></select></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator	Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric Electric Electric Electric</select></select></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			
UTILITY ALLOWAI Utility Heat Cooking Hot Water Air Conditioning Range/Microwave Refrigerator Other Electric	Fuel < <select fuel="">> <<select fuel="">> <<select fuel="">> <<select fuel="">> Electric Electric Electric Electric Electric Electric Electric Electric Electric</select></select></select></select>	Date of Util Paid By (c	ity Allowances :heck one)	Tenant-F		Structure	y Unit Size (a			

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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

DCA COMMENTS

PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Satilla Villas, Woodbine, Camden 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.

OME proje re 100% o				units: No	Max	Pro-posed	Utility Allowance	PBRA Provider or			MSA/NonMS Camden Co.	A:	AMI 61,700	Certified Historic
Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Gross Rent Limit	Gross Rent	(UA Sched 1 UA, so over-write if UA Sched 2 used)	Operating Subsidy *** (See note below)	Monthly Per Unit	v Net Rent Total	Employee Unit	Building Design Type	Type of Activity	Deemed Historic (See QAP
60% AMI	1	1.0	12	657	699	633	135	USDA	498	5,976	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	6	807	838	683	155	USDA	528	3,168	No	1-Story	Acquisition/Rehab	No
60% AMI	2	1.0	18	807	838	683	155	USDA	528	9,504	No	1-Story 1-Story	Acquisition/Rehab	No
60% AMI	3	1.0	17	938	969	729	181	USDA	548	9,316	No	1-Story	Acquisition/Rehab	No
N/A-CS	2	1.0	1	866	838	0	155	USDA	0	9,310	Common Space	1-Story	Acquisition/Rehab	No
N/A-CS	3	1.0	1	938	969	0	181		0	0	Common Space	1-Story	Acquisition/Rehab	No
60% AMI	3	1.0	4	938	969	729	181		548	2,192	No	1-Story	Acquisition/Rehab	No
<select>></select>	3	1.0	4	930	909	129	0		0	2,192	INO	1-Story	Acquisition/Renab	INU
<select>></select>							0		0	0				
							0		0	0				
<select>> <select>></select></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
							0		0	0				
<select>> <select>></select></select>							0		0	0				
							0		0	0				
<select>></select>							-		-	-				
<select>></select>							0		0	0				
<select>> <select>></select></select>							0		0	0				
							0		-	-				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
<select>></select>							0		0	0				
		TOTAL	59	48,754				MONT	HLY TOTAL	30,156	1			

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

II. UNIT SUMMARY

Units:				Efficiency	1BR	2BR	3BR	4BR	Total	
	Low-Income		60% AMI	0	12	24	21	0	57	
NOTE TO			50% AMI	0	0	0	0	0	0	Includes inc-restr mgr
APPLICANTS			Total	0	12	24	21	0	57	units)
: If the	Unrestricted			0	0	0	0	0	0	
	Total Residentia	l		0	12	24	21	0	57	
numbers	Common Space	1		0	0	1	1	0		no rent charged)
compiled in	Total			0	12	25	22	0	59	
this										
	PBRA-Assisted		60% AMI	0	12	18	17	0	47	
not appear to	(included in LI above)	50% AMI	0	0	0	0	0	0	
match what			Total	0	12	18	17	0	47	
was entered	PHA Operating	Subsidy-	60% AMI	0	0	0	0	0	0	
in the Rent	Assisted	Cubolay	50% AMI	0	0	0	0	0	0	
Chart above,	(included in LI above	<i>b</i>)	Total	0	0	0	0	0	0	
please verify		·)	1 otal		0	0	U	0	0	
that all	Type of	New Construction	Low Inc	0	0	0	0	0	0	
applicable	Construction		Unrestricted	0	0	0	0	0	0	
columns	Activity		Total + CS	0	0	0	0	0	0	
were	,	Acq/Rehab	Low Inc	0	12	24	21	0	57	
completed in			Unrestricted	0	0	0	0	0	0	
the rows			Total + CS	0	12	25	22	0	59	
used in the		Substantial Rehab	Low Inc	0	0	0	0	0	0	
Rent Chart		Only	Unrestricted	0	0	0	0	0	0	
above.			Total + CS	0	0	0	0	0	0	
above.		Adaptive Reuse							0	
		Historic Adaptive Reuse							0	
		Historic		0	0	0	0	0	0	
	Building Type:	Multifamily		0	12	25	22	0	59	
	(for Utility		1-Story	0	12	25	22	0	59	
	Allowance and		Historic	0	0	0	0	0	0	
	other purposes)		2-Story	0	0	0	0	0	0	
	,		Historic	0	0	0	0	0	0	
			2-Story Wlkp	0	0	0	0	0	0	
			Historic	0	0	0	0	0	0	
			3+-Story	0	0	0	0	0	0	
			Historic	0	0	0	0	0	0	
		SF Detached		0	0	0	0	0	0	
			Historic	0	0	0	0	0	0	
		Townhome		0	0	0	0	0	0	
			Historic	0	0	0	0	0	0	
		Duplex		0	0	0	0	0	0	
		Manufacturad homo	Historic	0	0	0	0	0	0	
		Manufactured home	Historia	0	0	0	0	0	0	
			Historic	0	0	0	0	0	0	
	Building Type:	Detached / SemiDetached		0	0	0	0	0	0	
	(for Cost Limit		Historic	0	0	0	0	0	0	
	purposes)	Row House		0	12	25	22	0	59	
			Historic	0	0	0	0	0	0	

Georgi	a Department of Community Affairs			2017 F	unding App	lication		Н	ousing Finance	and Development [Division
	Walkup			[0	0	0	0	0	0	
	Elevator		Historic		0	0	0	0	0	0	
	Elevator		Historic		0	0	0	0	0	0	
Unit Squar	e Footage:			L	0	Ŭ	Ŭ	Ŭ	0	0	
	Low Income		60% AMI		0	7,884	19,368	19,698	0	46,950	
			50% AMI Total	·	0	0 7,884	0 19,368	0 19,698	0 0	0 46,950	
	Unrestricted		TULAI		0	7,004	19,300	19,090	0	40,950	
	Total Residential				0	7,884	19,368	19,698	0	46,950	
	Common Space				0	0	866	938	0	1,804	
III. ANCILLAR	Total Y AND OTHER INCOME (annual a	mounts)		l	0	7,884	20,234	20,636	0	48,754	
Ancillary Inc		· · · · /		3,124		Laundry, vend	ding, app fees,	etc. Actual pc	of PGI:	0.86%	
-	ne (OI) by Year:						/		L		
Included in	Mgt Fee:	1	2	3	4	5	6	7	8	9	10
Operating Su	Ibsidy										
Other:	Total OI in Mgt Fee	-	-	-	-		-	-	-	-	-
NOT Include	ed in Mgt Fee:	L		11							
Property Tax	Abatement										
Other:	Total OI NOT in Mgt Fee	-		-	-		-	-	-		
Included in		11	12	13	- 14	15	- 16	- 17	- 18		20
Operating Su					•••						20
Other:											
NOT Include	Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Property Tax											
Other:											
	Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Included in I Operating Su		21	22	23	24	25	26	27	28	29	30
Other:											
	Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-
NOT Include Property Tax	-										
Other:	Abatement										
	Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-
Included in		31	32	33	34	35					
Operating Su Other:	Ibsidy										
Other:	Total OI in Mgt Fee	-	-	-	-	-					
NOT Include	ed in Mgt Fee:	L		· · · · · · · · · · · · · · · · · · ·							
Property Tax	Abatement										
Other:	Total OI NOT in Mgt Fee	-	_	-	-						
	PERATING EXPENSE BUDGET	L	1	1 1							
IV. ANNUAL O											
IV. ANNUAL O On-Site Sta				On-Site Secu	rity				Taxes and Insu	rance	

Georgia Department of Community Affairs

Subtotal	15,493
Other (describe here)	
Redecorating	1,174
Elevator Maintenance	0
Maintenance Supplies	5,836
Extermination	6,200
Grounds Maintenance	1,750
General Repairs	500
Contracted Repairs	33
Maintenance Expenses	
Subtotal	4,840
Other (describe here)	
Activities Supplies / Overhead Cost	0
eased Furniture / Equipment	0
Fravel	0
Felephone	2,340
Office Supplies & Postage	2,500
Dn-Site Office Costs	
Subtotal	59,769
Other (describe here)	
Support Services Salaries & Benefits	16,437
Maintenance Salaries & Benefits	23,505

2017 Funding Application

Electronic Alarm System Subtotal

(Avg\$/mth/unit)

18

0

2

Subtotal

Utilities

Electricity

Natural Gas

Water&Swr

Trash Collection

Other (describe here)

Professional Services	
Legal	330
Accounting	6,075
Advertising	500
Other (describe here)	
Subtotal	6,905

0

12,480

1,390

20,287

0

6,417 is below

Housing Finance and Development Division

Insurance**	25,885
Other (describe here)	1,530
Subtotal	44,095

-	Management	Fee:	34,200						
	623.29	Average per unit per yea	ar						
	51.94	Average per unit per month							
	(Mgt Fee - see Pro	Forma, Sect 1, Operating	J Assumptions)						
	TOTAL OPERATING EXPENSES								
_	Average per unit	3,145.58							
		Total OE Required	177,000						
_	Replacement	17,700							
	Proposed averaga	300							
WARNING!	<u>Minimum Re</u>	eplacement Reserve	Calculation						
RR proposed	<u>Unit Type</u>	Units x RR Min	Total by Type						
	Multifamily								
DCA required minimum.	Rehab	59 units x \$350 =	20,650						
minimum.	New Constr	0 units x \$250 =	0						
-	SF or Duplex	0 units x \$420 =	0						
	Historic Rhb	0 units x \$420 =	0						
	Totals	59	20,650						
	TOTAL ANNU	AL EXPENSES	203,289						

TOTAL ANNUAL EXPENSES

V. APPLICANT COMMENTS AND CLARIFICATIONS	VI.	DCA COMMENTS
RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage.		
The project will continue to receive 83% PBRA and has budgeted PRA (Private Rental Assistance) to mitigate any negative impact to		
existing tenants as a result of the rehab.		
PROPERTY TAX: Pro forma as approved by USDA RD.		
PROPERTY INSURANCE: Pro forma as approved by USDA RD.		
REPLACEMENT RESERVES: Annual transfer at \$300 per unit in order to adequately fund 20 year capital reserve needs (per Post		
Rehab CNA) and as approved by USDA Rural Development. New Owner is required to follow RD's program requirements regarding		
Replacement Reserves.		
In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be		
0.5% of the outstanding loan balance at the end of each year.		

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden 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: 10.41% Vacancy & Collection Loss 10.00% Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 34,200 Ancillary Income Limit 2.00% Percent of Effective Gross Income --> If Yes, indicate actual percentage: **II. OPERATING PRO FORMA** Year 2 3 5 6 7 8 9 1 4 10 369,109 376,492 384,021 391,702 399,536 407,527 415,677 423,991 432,471 Revenues 361,872 Ancillary Income 3.124 3,187 3,251 3,316 3,382 3,450 3,519 3,589 3,661 3,734 Vacancy (36, 500)(37, 230)(37, 974)(38,734)(39, 508)(40, 299)(41, 105)(41, 927)(42,765)(43, 620)Other Income (OI) OI Not Subject to Mat Fee _ --Expenses less Mat Fee (151, 389)(155, 931)(160, 609)(165, 427)(170, 390)(175, 501)(180,766)(186, 189)(191,775)(197, 528)Property Mgmt (34, 200)(35, 226)(36, 283)(37, 371)(39, 647)(40, 837)(42,062)(43, 324)(44, 623)(38, 492)(23,094) Reserves (17,700)(18.231)(18,778)(19.341)(19, 922)(20, 519)(21, 135)(21,769)(22, 422)NOI 125.208 125,679 126.099 126,464 126.772 127,020 127,203 127,319 127,365 127,338 Mortgage A (97, 160)(97, 160)(97, 160)(97, 160)(97, 160)(97, 160)(97, 160)(97, 160)(97, 160)(97, 160)Mortgage B ----------Mortgage C ----------D/S Other Source.not DDF --------DCA HOME Cash Resrv. Asset Mgmt _ ------_ --Cash Flow 28,048 28,520 28,939 29,305 29,613 29,860 30,043 30,160 30,206 30,179 DCR Mortgage A 1.29 1.29 1.30 1.30 1.30 1.31 1.31 1.31 1.31 1.31 DCR Mortgage B DCR Mortgage C DCR Other Source Total DCR 1.29 1.29 1.30 1.30 1.30 1.31 1.31 1.31 1.31 1.31 Oper Exp Coverage Ratio 1.62 1.60 1.58 1.57 1.55 1.54 1.52 1.51 1.49 1.48 1.784.549 1.767.342 1.749.345 1.730.521 1.710.832 1.690.238 1.668.699 1.646.170 1.622.606 1.597.960 Mortgage A Balance Mortgage B Balance 1,078,479 1,089,313 1,100,256 1,111,309 1,122,473 1,133,750 1,145,139 1,156,643 1,168,263 1,179,999 Mortgage C Balance Other Source Balance Year 11 12 13 14 15 16 17 18 19 20 Revenues 441.120 449,942 458,941 468,120 477,482 487,032 496.773 506,708 516,842 527.179 Ancillary Income 3,809 3,885 3,963 4,552 4.042 4.123 4,205 4.289 4,375 4.462 Vacancy (45, 383)(46, 290)(50, 106)(53, 173)(44, 493)(47, 216)(48, 161)(49, 124)(51, 108)(52, 130)Other Income (OI) ------_ OI Not Subject to Mat Fee

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden County										
I. OPERATING ASSUMPT		Please Note:		Green-shaded cells	are unlocked for you	ur use and contain r	eferences/formulas	that may be overwri	tten if needed.	
Revenue Growth	2.00%	/	Asset Management Fee Amount (include total Yr 1 Asset Mgt Fee Percentage of EGI:					0.00%		
Expense Growth	3.00%	c	charged by all lenders/investors)							
Reserves Growth	3.00%	F	Property Mgt Fe	e Growth Rate	(choose one)			lgt Fee Percen		10.41%
Vacancy & Collection Loss	10.00%			owth Rate (3.00		Yes	> If Yes, indic			34,200
Ancillary Income Limit	2.00%		Percent of E	ffective Gross	Income		> If Yes, indic	cate actual per	centage:	
II. OPERATING PRO FOR	MA									
Expenses less Mgt Fee	(203,454)	(209,558)	(215,845)	(222,320)	(228,989)	(235,859)	(242,935)	(250,223)	(257,730)	(265,462)
Property Mgmt	(45,962)	(47,341)	(48,761)	(50,224)	(51,731)	(53,282)	(54,881)	(56,527)	(58,223)	(59,970)
Reserves	(23,787)	(24,501)	(25,236)	(25,993)	(26,773)	(27,576)	(28,403)	(29,255)	(30,133)	(31,037)
NOI	127,232	127,045	126,772	126,409	125,951	125,396	124,736	123,969	123,089	122,089
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	30,073	29,885	29,612	29,249	28,792	28,237	27,577	26,810	25,929	24,930
DCR Mortgage A	1.31	1.31	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.31	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26
Oper Exp Coverage Ratio	1.47	1.45	1.44	1.42	1.41	1.40	1.38	1.37	1.36	1.34
Mortgage A Balance	1,572,181	1,545,218	1,517,016	1,487,519	1,456,667	1,424,397	1,390,645	1,355,342	1,318,418	1,279,797
Mortgage B Balance	1,191,854	1,203,827	1,215,920	1,228,136	1,240,473	1,252,935	1,265,522	1,278,235	1,291,077	1,304,047
Mortgage C Balance						· · ·			· · ·	· · ·
Other Source Balance										
Year	21	22	23	24	25	26	27	28	29	30
Revenues	537,723	548,477	559,447	570,636	582,048	593,689	605,563	617,674	630,028	642,628
Ancillary Income	4,643	4,736	4,830	4,927	5,025	5,126	5,228	5,333	5,440	5,549
Vacancy	(54,237)	(55,321)	(56,428)	(57,556)	(58,707)	(59,882)	(61,079)	(62,301)	(63,547)	(64,818)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(273,425)	(281,628)	(290,077)	(298,779)	(307,743)	(316,975)	(326,484)	(336,279)	(346,367)	(356,758)
Property Mgmt	(61,769)	(63,622)	(65,531)	(67,497)	(69,522)	(71,607)	(73,755)	(75,968)	(78,247)	(80,595)
Reserves	(31,968)	(32,927)	(33,915)	(34,932)	(35,980)	(37,060)	(38,172)	(39,317)	(40,496)	(41,711)
NOI	120,966	119,714	118,326	116,798	115,121	113,292	111,302	109,143	106,810	104,295
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden County

I. OPERATING ASSUMPTIONS

I. OI LIVATING ASSOUNT I		Green-shaded cells	are uniocked for yo	
Revenue Growth	2.00%	Asset Management Fee Amount (include total		Yr 1 /
Expense Growth	3.00%	charged by all lenders/investors)		_
Reserves Growth	3.00%	Property Mgt Fee Growth Rate (choose one)	:	Yr 1 I
Vacancy & Collection Loss	10.00%	Expense Growth Rate (3.00%)	Yes	> If Ye
Ancillary Income Limit	2.00%	Percent of Effective Gross Income		> If Yes

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

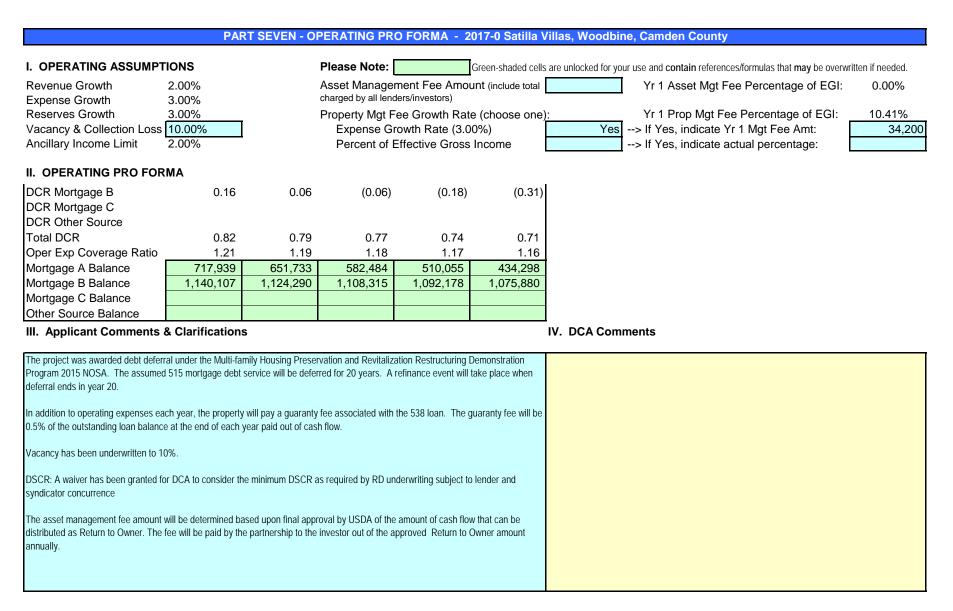
> Asset Mgt Fee Percentage of EGI: 0.00%

Prop Mgt Fee Percentage of EGI:

es, indicate Yr 1 Mgt Fee Amt: 'es, indicate actual percentage: 10.41% 34,200

II. OPERATING PRO FORMA

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(3,339)	(4,591)	(5,979)	(7,508)	(9,184)	(11,013)	(13,003)	(15,162)	(17,495)	(20,010)
DCR Mortgage A	1.25	1.23	1.22	1.20	1.18	1.17	1.15	1.12	1.10	1.07
DCR Mortgage B	0.88	0.83	0.78	0.72	0.66	0.59	0.52	0.44	0.36	0.26
DCR Mortgage C										
DCR Other Source										
Total DCR	0.97	0.96	0.95	0.94	0.93	0.91	0.90	0.88	0.86	0.84
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22
Mortgage A Balance	1,239,402	1,197,151	1,152,959	1,106,737	1,058,392	1,007,826	954,936	899,617	841,757	781,238
Mortgage B Balance	1,289,877	1,275,564	1,261,108	1,246,507	1,231,759	1,216,863	1,201,817	1,186,620	1,171,271	1,155,767
Mortgage C Balance										
Other Source Balance										
Year	31	32	33	34	35					
Revenues	655,481	668,591	681,962	695,602	709,514					
Revenues Ancillary Income	655,481 5,659	668,591 5,773	681,962 5,888	695,602 6,006	6,126					
Ancillary Income Vacancy										
Ancillary Income Vacancy Other Income (OI)	5,659	5,773	5,888	6,006	6,126					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee	5,659	5,773	5,888	6,006	6,126 (71,564) - -					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee	5,659 (66,114) - - (367,461)	5,773 (67,436) - - (378,485)	5,888 (68,785) - - (389,839)	6,006 (70,161) - - (401,534)	6,126 (71,564) - - (413,580)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt	5,659 (66,114) - - (367,461) (83,012)	5,773 (67,436) - - (378,485) (85,503)	5,888 (68,785) - - (389,839) (88,068)	6,006 (70,161) - (401,534) (90,710)	6,126 (71,564) - (413,580) (93,431)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves	5,659 (66,114) - - (367,461)	5,773 (67,436) - (378,485) (85,503) (44,251)	5,888 (68,785) - - (389,839)	6,006 (70,161) - (401,534) (90,710) (46,946)	6,126 (71,564) - (413,580) (93,431) (48,355)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI	5,659 (66,114) - (367,461) (83,012) (42,963) 101,591	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688	5,888 (68,785) - (389,839) (88,068) (45,579) 95,579	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256	6,126 (71,564) - (413,580) (93,431) (48,355) 88,710					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A	5,659 (66,114) - - (367,461) (83,012) (42,963) 101,591 (97,160)	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688 (97,160)	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160)	6,006 (70,161) - - (401,534) (90,710) (46,946) 92,256 (97,160)	6,126 (71,564) - - (413,580) (93,431) (48,355) 88,710 (97,160)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B	5,659 (66,114) - (367,461) (83,012) (42,963) 101,591	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688	5,888 (68,785) - (389,839) (88,068) (45,579) 95,579	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256	6,126 (71,564) - (413,580) (93,431) (48,355) 88,710					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B Mortgage C	5,659 (66,114) - - (367,461) (83,012) (42,963) 101,591 (97,160)	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688 (97,160)	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160)	6,006 (70,161) - - (401,534) (90,710) (46,946) 92,256 (97,160)	6,126 (71,564) - - (413,580) (93,431) (48,355) 88,710 (97,160)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B Mortgage C D/S Other Source,not DDF	5,659 (66,114) - (367,461) (83,012) (42,963) 101,591 (97,160) (27,146)	5,773 (67,436) - (378,485) (85,503) (44,251) 98,688 (97,160) (27,146)	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160) (27,146)	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256 (97,160) (27,146)	6,126 (71,564) - - (413,580) (93,431) (48,355) 88,710 (97,160)					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B Mortgage C D/S Other Source,not DDF DCA HOME Cash Resrv.	5,659 (66,114) - (367,461) (83,012) (42,963) 101,591 (97,160) (27,146) -	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688 (97,160) (27,146) -	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160) (27,146) -	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256 (97,160) (27,146)	6,126 (71,564) - (413,580) (93,431) (48,355) 88,710 (97,160) (27,146) -					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B Mortgage C D/S Other Source,not DDF DCA HOME Cash Resrv. Asset Mgmt	5,659 (66,114) - - (367,461) (83,012) (42,963) 101,591 (97,160) (27,146) - -	5,773 (67,436) - - (378,485) (85,503) (44,251) 98,688 (97,160) (27,146) - -	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160) (27,146) - -	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256 (97,160) (27,146) - -	6,126 (71,564) - (413,580) (93,431) (48,355) 88,710 (97,160) (27,146) - -					
Ancillary Income Vacancy Other Income (OI) OI Not Subject to Mgt Fee Expenses less Mgt Fee Property Mgmt Reserves NOI Mortgage A Mortgage B Mortgage C D/S Other Source,not DDF DCA HOME Cash Resrv.	5,659 (66,114) - (367,461) (83,012) (42,963) 101,591 (97,160) (27,146) -	5,773 (67,436) - (378,485) (85,503) (44,251) 98,688 (97,160) (27,146) - -	5,888 (68,785) - - (389,839) (88,068) (45,579) 95,579 (97,160) (27,146) - -	6,006 (70,161) - (401,534) (90,710) (46,946) 92,256 (97,160) (27,146)	6,126 (71,564) - (413,580) (93,431) (48,355) 88,710 (97,160) (27,146) -					



PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

ding round and have no

DCA's Overall Comments / Approval Conditions:

4.5		
1.)		
2 \		
2.)		
2 \		
3.)		
4)		
4.)		
5.)		
5.)		
6.)		
7.)		
8.)		
0)		
9.) 10.)		
10)		
10.)		
11.)		
12.)		
12)		
13.)		
14.)		
14.)		
15.)		
16.)		
17)		
16.) 17.)		
18.)		
10.)		
19.)		
20.)		
/		

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

2 COST LIMITS Pass?										
NOTE: Unit counts are linked to Rent Chart in Part VI Revenues & Expenses Tab. Cost Limit Per Unit totals by unit type are auto- calculated. Unit Type Nbr Units			New Construction and Acquisition/Rehabilitation			Rehab or Transit-Oriented for Historic Preservation or	•	Is this Criterion met? Yes		
			Nbr Units	Unit Cost Limit total b	y Unit Type	Nbr Units	Unit Cost Limit total	I by Unit Type		
Detached/Se	e Efficiency	0	0	117,818 x 0 units =	0	0	129,599 x 0 units =	0	MSA for Cost Limit	
mi-Detached	1 BR		0	154,420 x 0 units =	0	0	169,862 x 0 units =	0	WISA IOI COSt Elillit	

2017-0xxSatVillsCore

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

									Applicant Respons	e DCA USE
	ТИРЕСИЛІ			ATION (DCA Use	Only)	Disclaimer: DCA Threshold and S			ding round and have no	
FINAL				•	• •		n subsequent or future funding rou	· ·		1 0363 .
	2 BR		0	187,511 x 0 units =	0	0	206,262 x 0 units		1	
	3 BR		0	229,637 x 0 units =	0	0	252,600 x 0 units		Va	Idosta
	4 BR Subotal		0	270,341 x 0 units =	0	0	297,375 x 0 units	= 0		anmant Casta
			-		0	-			Tot Devel	opment Costs:
Row House	Efficiency		0	110,334 x 0 units =	0	0	121,367 x 0 units		4.5	59,106
	1 BR		12	144,909 x 12 units =	1,738,908	0	159,399 x 0 units			•
	2 BR		25	176,506 x 25 units =	4,412,650	0	194,156 x 0 units		Cost Wa	aiver Amount:
	3 BR		22	217,443 x 22 units =	4,783,746	0	239,187 x 0 units			
	4 BR Subotal		0 59	258,414 x 0 units =	0 10,935,304	0	284,255 x 0 units	= 0	Historic P	reservation Pts
M				04.040		-	100.001	Ũ	T IISTOTIC F	
Walkup	Efficiency 1 BR		0	91,210 x 0 units =	0	0	100,331 x 0 units		Communit	Transp Opt Pts
	2 BR		0 0	125,895 x 0 units = 159,553 x 0 units =	0	0	138,484 x 0 units 175,508 x 0 units		Community	
	3 BR		0	$208,108 \times 0$ units =	0	0	228,918 x 0 units			0
	4 BR		0	$259,274 \times 0$ units =	0	0	285,201 x 0 units			_
	Subotal		0	239,274 X 0 units =	0	0	205,201 X 0 01115	= 0	– Proje	ect Cost
Flouetor			0	95.549 x 0 units =	0	0	105 102 v 0 unite	-	Lim	it (PCL)
Elevator	Efficiency 1 BR		0	$95,549 \times 0$ units = 133,769 x 0 units =	0	0	105,103 x 0 units 147,145 x 0 units			· · · · ·
	2 BR		0	$171,988 \times 0$ units =	0	0	189,186 x 0 units		10,9	35,304
	3 BR		0	$229,318 \times 0$ units =	0	0	252,249 x 0 units			PUCL Waiver has
	4 BR		0	$286,647 \times 0$ units =	0	0	315,311 x 0 units	ů,		
	Subotal		0		0	- 0		0		ved by DCA, that uld supercede the
Total Por (Construction Typ	10	59		10,935,304	0		0		s shown at left.
	old Justification				10,755,504	DCA's Con	monto	0	unouna	shown at lon.
1111031	ioid sustification p		ant			DCA 3 CON				
3 TEN	ANCY CHARA		SULS	This project is designated	as:	Family			Pass?	
	nold Justification					DCA's Con	monto:		1 4351	
				nits targeting family househ	olde	DCASCON	iments.			
				The targeting family fleaser					Dece2	
	UIRED SERVI								Pass?	
				he specific services and me				plicant agree?	Disagree	
						ly projects, or at least 4 b	asic ongoing services fro	om at least 3 categ	pories below for Senior proje	cts:
			ns planned & o	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Specify:					
, -	n-site enrichment				Specify:					
,	n-site health class				Specify:					
,	her services appr	,			Specify:					
				g congregate supportive ho						
		-		um of care or service provi	der for which					
	nold Justification					DCA's Con	ments:			
A waiver w	as requested and	approved	d for required a	services at pre-application.						
5 MAR	KET FEASIBI	LITY							Pass?	
A. Pr	ovide the name of	f the mark	ket study anal	yst used by applicant:			A. Bowen I	National Research	h	
	oject absorption p		•				B. 6 month	s		
	verall Market Occu			1 2			C. 100.00%			
							•.			

Affairs 2017 Funding Application Housing PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

		Applicant R	esponse	DCA USE
FI	NAL THRESHOLD DETERMINATION (DCA Use Only)	round and have no		
•••	D. Overall capture rate for tax credit units D. 100.00%			
	E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.			
	Project Nbr Project Name Project Name Project Name Project Nbr	Project Name		
		Toject Name		
	F. Does the unit mix/rents and amenities included in the application match those provided in the market study?	E.	No	
	Threshold Justification per Applicant			
The	e subject project will continue to be marketable in terms of age, unit mix, location, amenities and unit sizes. This is further evidenced by the subject's 100.0% or	ccupancy rate a	among all m	arketed units
and	d its nine-household waiting list. Given that all affordable developments surveyed within the Site PMA are 100.0% occupied and maintain a wait list, the subject	project will cor	tinue to offe	r a housing
	ernative to low-income renter households that is not readily available in the area.			
	The subject's overall capture rate of 24.8% as proposed with the retention of RA on the majority of the units is considered achievable. Effectively, however, the			
	3.6% for the two non-RA units which would need to be re-rented post renovations due to current tenants that would no longer income qualify to reside at the pro	•		
	popert would exist for the subject project in this unlikely scenario. As a result, the project would require rent reductions to insure the project could attract a sufficience of the subject project in this unlikely scenario. As a result, the project would require rent reductions to insure the project could attract a sufficience of the subject project in this unlikely scenario.			
	erate exclusively under the LIHTC program and all units were vacated simultaneously. Regardless, it must be reiterated that the subject project is an existing project project is an existing project is an existing project project is an existing project projec			
and	d maintains a waitlist. In addition, a Private Rental Assistance (PRA) subsidy will be provided to all current unassisted tenants, which will prevent a rent increase	e on such tena	nts following	renovations.
	such, we expect that most current residents will remain at the renovated site. The vacancies that do materialize following renovations will likely be minimal and	should be quid	kly filled by	qualified
	idents in the market.		T he second (second	
	The Max Allowable LIHTC Gross rent and unit mix matches the market study. The market study was completed in August 2017 prior to USDA's completion of ized in the Core Application (approved by USDA) are slightly different from those utilized in the market study, but are within DCA limits and provide the required			na rents
ulli	ized in the Core Application (approved by OSDA) are signing different from those diffized in the market study, but are within DCA limits and provide the required	i market auvan	laye.	
	DCA's Comments:			
6	APPRAISALS	Pass?		
	A. Is there is an identity of interest between the buyer and seller of the project?	A.	Yes	
	B. Is an appraisal included in this application submission?	В.	Yes	
	If an appraisal is included, indicate Appraiser's Name and answer the following questions: Appraiser's Name: Andrew J. Moye, Crown App			
	1) Does it provide a land value?	1)	Yes	
	2) Does it provide a value for the improvements?	2)	Yes	
	3) Does the appraisal conform to USPAP standards?	3)	Yes	
	4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised	4)		
	value of the property?	.,		
	C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?	C.	No	
	D. Has the property been:	D.		
	1) Rezoned?	1)	No	
	2) Subdivided?	2)	No	
	3) Modified?	3)	Yes	
	Threshold Justification per Applicant			

		PART EIGHT - TH	RESHOLD CRITERIA - 2017-0 Satil	la Villas, Woodbine, Camo	len County		
					Applicant F	Response	DCA USE
			Disclaimer: DCA Threshold	and Scoring section reviews pertain only to the c	corresponding funding round and have no		
	NAL THRESHOLD D		CA Use Only)	ffect on subsequent or future funding round scori	ng decisions.		
6B4	I: This project does not include	DCA HOME Funds.					
	DCA's Comments:						
7	ENVIRONMENTAL REG	QUIREMENTS			Pass?		
	A. Name of Company that pre	epared the Phase I Assessme	ent in accordance with ASTM 1527-13:	A. Geotechnical	& Environmental Consultan	nts, Inc.	
	B. Is a Phase II Environmenta	•			B.	No	
	C. Was a Noise Assessment	•			C.	Yes	
	1) If "Yes", name of com	pany that prepared the noise	assessment?	1) Geotechnical	& Environmental Consultan	nts, Inc.	
	2) If "Yes", provide the m	naximum noise level on site ir	decibels over the 10 year projection:		2)	<65 dB	
	3) If "Yes", what are the	contributing factors in decreas	sing order of magnitude?		-		
	No applicable road sou	urces (<65 dB), No applicable	railways (<65 dB), No applicable airports (<55 c	B)			
	D. Is the subject property loca	ated in a:			D.		
	1) Brownfield?				1)	No	
	2) 100 year flood plain / fl	loodway?			2)	No	
	If "Yes":	a) Percentage of site that is	within a floodplain:		a)		
		b) Will any development occ	cur in the floodplain?		b)		
		c) Is documentation provide	d as per Threshold criteria?		C)		
	3) Wetlands?				3)	No	
	If "Yes":	a) Enter the percentage of the			a)		
		b) Will any development occ	cur in the wetlands?		b)		
		c) Is documentation provide	d as per Threshold criteria?		c)		
		/Buffers and Setbacks area?			4)	No	
		ofessional identified any of the	e following on the subject property:		r		
	 Lead-based paint? 	No	5) Endangered species?	No	9) Mold?	No	
	2) Noise?	No	6) Historic designation?	No	10) PCB's?	No	
	3) Water leaks?	No	7) Vapor intrusion?	No	11) Radon?	No	
	4) Lead in water?	No	8) Asbestos-containing materials?	Yes			
	12) Other (e.g., Native Am	erican burial grounds, etc.) -	describe in box below:				
		ntal degumentation required f	or a HOME application included, such as:				
		Wetlands and/or Floodplains			1)		
	, , ,	pleted the HOME and HUD E	•		1)		
			ng any activities that could have an adverse effe	ct on the subject property?	2) 3)		
			IUD Form 4128 been included?	or on the subject property :	3) G.	N/A	
Pro			g Site and Neighborhood Standards:		6.	IV/A	
. 10	H. The Census Tract for the p		Choose either Minority concentration (50% or mo	pre minority), H.	< <select>></select>	< <se< td=""><td>elect>></td></se<>	elect>>
	I. List all contiguous Census	• • • •					

Applicant Re	
Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no	esponse DCA USE
FINAL THRESHOLD DETERMINATION (DCA Use Only)	
J. Is Contract Addendum included in Application?	
Threshold Justification per Applicant	i
7 F, H-J. This project is not seeking HOME funds.	
DCA's Comments:	
8 SITE CONTROL Pass?	
A. Is site control provided through November 30, 2017? Expiration Date: 12/31/18 A.	Yes
	<select>></select>
C. Name of Entity with site control:	<select>></select>
D. Is there any Identity of Interest between the entity with site control and the applicant?	Yes
Threshold Justification per Applicant	165
8 D. IOI: The General Partner of Woodbine Ltd. L.P. (the Transferor) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager.	
Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Satilla Villas, LLC (the Transferee).	
DCA's Comments:	
9 SITE ACCESS Pass?	
A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other A. documentation reflecting such paved roads included in the electronic application binder?	Yes
B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for B. funding, and the timetable for completion of such paved roads?	Yes
	Yes
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
development budget provided in the core application? D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, D.	Yes
development budget provided in the core application? D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?	Yes
development budget provided in the core application? D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application? Threshold Justification per Applicant	Yes

10 SITE ZONING	Pass?		
A. Is Zoning in place at the time of this application submission?	A.	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)	Yes	
3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections or zoning ordinance highlighted for the stated classification)?	of the 3)	Yes	
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 v include development of prime or unique farmland?	will 5)	N/Ap	
D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates tha layout conforms to any moratoriums, density, setbacks or other requirements?	t the site D.	No	

PART EIGHT - THR	ESHOLD CRITERIA	 2017-0 Satilla Villas, Woodbine, Camder 	County		
			Applicant	Response	DCA USE
		claimer: DCA Threshold and Scoring section reviews pertain only to the corres	ponding funding round and have no		<u></u>
FINAL THRESHOLD DETERMINATION (DC	• /	effect on subsequent or future funding round scoring de			
E. Are all issues and questions surrounding the zoning and la	nd use classification clearly	defined prior to this application submission?	E.	Yes	
Threshold Justification per Applicant					
10 C. A zoning letter has been included in Tab 10. 10 D. Per DCA, the Conceptual Site Development Plan can be subr	nitted with the 60 day subm	nission			
DCA's Comments:		1001011.			
11 OPERATING UTILITIES			Pass?		
A. Check applicable utilities and enter provider name:	1) Gas	n/a	1)	No	
Threshold Justification per Applicant	2) Electric	Georgia Power	2)	Yes	
11 A. An electric letter from Georgia Power has been included in Ta	, b 11.		· · ·		
DCA's Comments:					
12 PUBLIC WATER/SANITARY SEWER/STORM SE	WER		Pass?		
A. 1) Is there a Waiver Approval Letter From DCA included in	a this application for this cri	torion as it portains to single family detached Pural proj	ects? A1)	No	
2) If Yes, is the waiver request accompanied by an engine			2)	No	
B. Check all that are available to the site and enter	1) Public water	City of Woodbine	B1)	Yes	
provider name:	2) Public sewer	City of Woodbine	2)	Yes	
Threshold Justification per Applicant	2) Fublic Sewel	City of Woodbine	2)	165	
12 B. A water/sewer letter from the city has been provided in Tab 12	2.				
DCA's Comments:					
13 REQUIRED AMENITIES			Pass?		
Is there a Pre-Approval Form from DCA included in this applica	ation for this criterion?			Yes	
A. Applicant agrees to provide following required Standard Sit		e with DCA Amenities Guidebook (select one in each categ	orv): A.	Disagree	
1) Community area (select either community room or com		A1) Room	.,		
2) Exterior gathering area (if "Other", explain in box provid		A2) Gazebo	If "Other", explain he	re	
3) On site laundry type:	- /	A3) On-site laundry			
B. Applicant agrees to provide the following required Additiona	al Site Amenities to conform	n with the DCA Amenities Guidebook.	В.	Agree	
The nbr of additional amenities required depends on the to	tal unit count: 1-125 units =	= 2 amenities, 126+ units = 4 amenities		Additiona	al Amenities
Additional Amenities (describe in space provided below	() Guidebook Met? DC		elow) (Guidebook Met?	PCA Pre-approv
1) Pavilion		3) N/A			
2) Playground		4) N/A			1
C. Applicant agrees to provide the following required Unit Ame	enities:		C.	Disagree	
1) HVAC systems			1)	Yes	
2) Energy Star refrigerators			2)	Yes	
3) Energy Star dishwashers (not required in senior USDA	or HUD properties)		3)	No	
4) Stoves			4)	Yes	
5) Microwave ovens			5)	Yes	
6) a. Powder-based stovetop fire suppression canisters in	-	ok top, OR	6a)	Yes	
b. Electronically controlled solid cover plates over stove	e top burners		6b)	No	

Georgia Department of Community Affairs

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villa	s, Woodbine, Camden County		
	Applicant	Response	DCA USE
	section reviews pertain only to the corresponding funding round and have no		
D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional require	equent or future funding round scoring decisions.	N/A	
1) Elevators are installed for access to all units above the ground floor.	1)		
2) Buildings more than two story construction have interior furnished gathering areas in several locations in the	,		
3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988	3a)		
b. If No, was a DCA Architectural Standards waiver granted?	3b)		
Threshold Justification per Applicant	55)		
13 A - No community room existing (waiver for this item was approved by DCA) (See Waiver Approvals from DCA)			
13 C - No dishwashers existing at this property (waiver for this item was approved by DCA) (See Waiver Approvals from I	JCA)		
DCA's Comments:			
DCA's Comments.			
14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)	Pass?		
14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLT)	1 400.		
	-Application Waiver	< <select>></select>	
	uary 26, 2017		
	id Klochko-EMG		
Is 20-year replacement reserve study included?		Yes	
C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?	C.	Yes	
	k Wynn-Southern Home Energy Solutions LLC		
D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of e		Yes	
DCA Rehabilitation Work Scope form referenced above clearly 1. All immediate needs identified in the PN	,		
addresses: 2. All application threshold and scoring rec	·		
3. All applicable architectural and accessit	-		
4. All remediation issues identified in the F	···· · · · · · · · · · · · · · ,	Yes	
E. Applicant understands that in addition to proposed work scope, the project must meet state and local building co	des, DCA architectural requirements E.	Disagree	
as set forth in the QAP and Manuals, and health and safety codes and requirements. <u>Applicant agrees?</u> Threshold Justification per Applicant			
14 A - Note: this project is a Minor Rehab (not a substantial-gut rehab or a historic preservation). Majority of the proposed	repovation consists of like-and-kind replacement sim	ilar to a maint	enance
changout of existing items, with the exception of accessibility criteria.	renevation consists of like and kind replacement, sim		Sharioe
14 D.2 - DCA granted waivers on some threshold requirements (See Waiver Approvals from DCA)			
14 E - Applicant agrees to abide by all state and local building codes, all heath and safety codes and requirements, but D	CA granted waivers on several architectural requireme	ents (See Waiv	ver Approvals
from DCA)			
DCA's Comments:			
DCA's comments.			
15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN	Pass?		
A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all inst Architectural Manual?	tructions set forth in the DCA A.	Yes	
Are all interior and exterior site related amenities required and selected in this application indicated on the Conce	ptual Site Development Plan?	Yes	
B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire munic	ipality area (city limits, etc.)? B.	Yes	
C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, nur	hbered, dated & have brief descriptions?	Yes	

Site Map delineates the approximate location point of each photo?

Georgia Department of Community Affairs

Yes

fairs 2017 Funding Application Hous ART EIGHT - THRESHOLD CRITERIA 2017-0 Satilla Villas, Woodbine, Camden Cou

2017-0xxSatVillsCore

The DCA qualified consultant will perform the following:

E&A Team, Inc.

Name of Accessibility Consultant

2017 Funding Application

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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

effect on subsequent or future funding round scoring decisions.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

DCA's Comments:

16 BUILDING SUSTAINABILITY

Georgia Department of Community Affairs

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

Threshold Justification per Applicant

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

DCA's Comments:

17 ACCESSIBILITY STANDARDS

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

В.	 a. Will at least 5% of the total units (but no less 		Nbr of Units	Minimum I	<u>Required:</u>
	than one unit) be equipped for the mobility disabled,	_	Equipped:	Nbr of Units	Percentage
	including wheelchair restricted residents?	1) a. Mobility Impaired	3	3	5%
	b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	2	2	40%
	2) Will least an additional 2% of the total units (but no less than one 2 unit) be equipped for hearing and sight-impaired residents?	2) Sight / Hearing Impaire	2	2	2%
C.	Applicant will retain a DCA qualified consultant to monitor the project for Team nor have an Identify of Interest with any member of the proposed	<i>,</i> ,	who will not be a membe	r of the propose	d Project

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

B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	

39 of 72

D

Pass?

A

В

Applicant Response DCA USE

Yes

Agree

Disagree

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

Applicant Response DCA USE Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no FINAL THRESHOLD DETERMINATION (DCA Use Only) effect on subsequent or future funding round scoring decisions. 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The C1). Yes Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements. 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site. 2) Yes Yes 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as 3) to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all 4) Yes accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification. Threshold Justification per Applicant 17 A.1 & 2 - Applicant agrees to comply with all applicable Section 504, ADA, UFAS and Georgia Fair housing and Access laws indicated in the 2017 Architectural and Accessibility Manual requirements with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2015 Accessibility Manual was not used for design) 17 A.4 - Applicant agrees to comply with applicable DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design). DCA's Comments: Pass? **18 ARCHITECTURAL DESIGN & QUALITY STANDARDS** Is there a Waiver Approval Letter From DCA included in this application for this criterion? Yes Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity? No A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project? Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, Yes A construction or rehabilitation of community buildings and common area amenities are not included in these amounts. В. **B. Standard Design Options for All Projects** Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade 1) Exterior Wall Finishes (select one) Yes 1 existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty 2) Major Bldg Component Materials & Upgraded roofing shingles, or roofing materials (warranty 30 years or greater) 2) Yes Upgrades (select one) C. Additional Design Options - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA. С 1) N/A No 1 2) N/A 2) No Threshold Justification per Applicant 18 - DCA granted waivers for several items from the DCA Architectural Standards (See Waiver Approvals from DCA) DCA's Comments: Pass? **19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)** A. Did the Certifying Entity meet the experience requirement in 2016? A Yes B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion? В Yes С **C.** Has there been any change in the Project Team since the initial pre-application submission? No D No

D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

E.

Certifying GP/Developer

	PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County			
	Αρ	plicant Re	esponse	DCA USE
		-		
FII	NAL ITRESHOLD DETERMINATION (DCA USE OTTY) effect on subsequent or future funding round scoring decisions.			
		Select Desi	ignation >>	>
	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?	А.	Yes	
	B. If 'Yes", has there been any change in the status of any project included in the CHS form?	В.	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. <u>All Applicants</u>: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? 1) <u>CHDOS Only</u>: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? 	G.		
	H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application?	Н.		
	Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued.	I.		
	Threshold Justification per Applicant			
N/A	- Applicant is a for profit entity.			
	DCA's Comments:			
22	ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE	Pass?		
	A. Name of CHDO: Name of CHDO Managing GP:			
	B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?	В.		
	C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)?	C.		
	D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: 0	D.		

Housing Finance and Development Division

PART EIGHT - THRESHOLD CRITERIA -	2017-0 Satilla Villas, V	Woodbine, Ca	amden County
-----------------------------------	--------------------------	--------------	--------------

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Applicant Response DCA USE

Threshold Justification	per Applicant
-------------------------	---------------

	Threshold Justification per Applicant		
N/A	- Applicant is not a CHDO.		
	DCA's Comments:		
23	REQUIRED LEGAL OPINIONS State legal opinions included in application using boxes provided. Pass	?	
	A. Credit Eligibility for Acquisition	. Yes	
	B. Credit Eligibility for Assisted Living Facility	. No	
	C. Non-profit Federal Tax Exempt Qualification Status	. No	
	D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	. No	
	E. Other (If Yes, then also describe): E.		
	Threshold Justification per Applicant		
The	required legal opinion regarding credit eligibility for acquisition is located in Tab 23.		
	DCA's Comments:		
24	RELOCATION AND DISPLACEMENT OF TENANTS Pass'	?	
	A. Does the Applicant anticipate displacing or relocating any tenants?	. Yes	
	B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding? B1) Yes	
	If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).		-
	2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?) No	
	3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements? 3) Yes	
	C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?	. Yes	
	D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:		
	1) Number of Over Income Tenants 0 4) Number of Down units 0		
	2) Number of Rent Burdened Tenants 0 5) Number of Displaced Tenants 0		
	3) Number of Vacancies 8	-	
	E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):		
	1) Individual interviews Yes 3) Written Notifications Yes		
	2) Meetings Yes 4) Other - describe in box provided:		
	Threshold Justification per Applicant		
	. The relocation plan can be found in Tab 24.		
24B	2. Approval of the Project Specific Relocation and Displacement Plan is requested with the submission of the Core Application.		
	DCA's Comments:		
25	AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) Pass	?	
	If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:		
	A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?	Agree	
	B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?	Agree	
	C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?	•	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

FINAL THRESHOLD DETERMINATION (DCA Use Only)	ound and have no		
D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?	D.	Agree	
E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?	Ε.	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.	Н.	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			
Costing 40 years into that the housing and it dollar amount years and for the project and succeed the amount that DCA data maines is a second the figure into the figure interval.	معرمال أمرينا الم	is at an aliter.	debility en e

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

Part VIII-Threshold Criteria

DCA's Comments:

Applicant Response DCA USE

43 of 72

Georgia Department of Community Affairs

2017 Funding Application

ODITER

		SCORING CRITERIA - 2017-0 Satili		e, Camden County			
		cants must include comments in sections where poil			Score	Self	DCA
		only to the corresponding funding round and have no eff		funding round scoring decisions.	Value		Score
F	allure to do so v	will result in a one (1) point "Application Completene	ss" deduction.			-	
				TOTALS:	92	20	20
1. APPLICATION COMPLETENESS		(Applicants start with 10 pt	s. Any points entered w	vill be <u>subtracted</u> from score value)	10	10	10
A. Missing or Incomplete Documents	Number:	0 For each missing or incomplete of	document, one (1) point will b	e deducted	A		0
Organization	Number:	0 One (1) pt deducted if not organi	zed as set out in the Tab che	cklist and the Application Instructions	1		0
B. Financial and Other Adjustments	Number:) pt deducted for each add'l adjustment.	B		0
DCA's Comments:		Enter "1" for e	each item listed below.				
A. Missing or Illegible or Inaccurate Documents or	Nbr	-	Nbr				lbr
Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/revi	isions:		0
1 2		2	n/a	2		n	ı/a
3		3	included in 2	3		includ	led in 2
4		4		4		includ	led in 2
5		5	included in 4	5			
6		6		6			
7		7	included in 6	7			
8		8		8			
9		9	included in 8	9			
10		10		10			
11		11	included in 10	11			

below 30% of the 50% income limit for at least: 1. 15% of total residential units	ments in sections v funding round and h int "Application Col	vnere points are cla have no effect on sub moleteness" deduc Choose A or B. tal Residential Units: Per DCA	aimed. osequent or future ction. 57	e funding round scoring		Score Value 92 3	Self Scor 20 0	E DC e Sco 20
Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding Failure to do so will result in a one (1) boi 12 DEEPER TARGETING / RENT / INCOME RESTRICTIONS A. Deeper Targeting through Rent Restrictions Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% 15% of total residential units	funding round and h int "Application Col Col Tot Per Applicant	Choose A or B. al Residential Units: Per DCA	osequent or future ction. 57	12	TOTALS:	Value 92	Scor 20	e Sco 20
A. Deeper Targeting through Rent Restrictions A. Deeper Targeting through Rent Restrictions Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% of total residential units 20% of total residential units	Tot Per Applicant	al Residential Units: Per DCA]					-
A. Deeper Targeting through Rent Restrictions A. Deeper Targeting through Rent Restrictions Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% of total residential units 20% of total residential units	Tot Per Applicant	al Residential Units: Per DCA]		of Residential Units:	3	0	0
 A. Deeper Targeting through Rent Restrictions Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% of total residential units 	Tot Per Applicant	al Residential Units: Per DCA]	Actual Percent	of Residential Units:	3	0	0
 A. Deeper Targeting through Rent Restrictions Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% of total residential units 	Tot Per Applicant	al Residential Units: Per DCA]	Actual Percent	of Residential Units:	5	0	0
Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least: 1. 15% of total residential units	Per Applicant	Per DCA]	Actual Percent	of Residential Units:			
below 30% of the 50% income limit for at least: 1. 15% of total residential units]					
1. 15% of total residential units			•	Per Applicant	Per DCA	2	A. 0	0
			1	0.00%	0.00%	1	1. 0	0
r 2. 20% of total residential units				0.00%	0.00%	2	2. 0	0
2				0.0070	0.0070	2		0
	Nbr of PBRA Re	sidential Units:				3	В. 0	0
1. 15% (at least) of residential units to have PBRA for 10+ yrs:				0.00%	0.00%	2	1. 0	0
 Application receives at least points under Section VII. Stable Co 	ommunities. F	Points awarded ir	n Sect VII:	0	0	1	2. 0	0
B. Bonus Desirable (1	ided in the appro or 2 pts each - see (pt - see QAP) pt subtracted each)		Complete this DCA Desirable	section using results e/Undesirable Certific	from completed current ation form. Submit this d signed PDF, where	? 12 1 various	A. B. C.	

	PART NINE - SCORING CRITERIA -	2017-0 Satilla Villas, Woodbine, Camden County				
	REMINDER: Applicants must include comments in Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding re Failure to do so will result in a one (1) point "Appli	ound and have no effect on subsequent or future funding round scoring decisions.	Score Value	Self DCA Score Score		
		TOTALS:	92	20 20		
	6. Transportation service is being publicized to the general public.					
Fle	xible Pool Choose <u>A or B.</u>					
	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 ALL 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 <i>within one (1) mile</i> * of a transit hub	transit agency/service:	4	2.		
_	3. Applicant in A1 or A2 above serves Family tenancy.	<< Enter transit agency/service name here >> < <enter here="" phone=""></enter>	1	3.		
В.	Access to Public Transportation Choose only <u>one</u> option in B.	Enter an elife LIDI (unbrane abouting established estadule from transit energy)	3	B. 0 0		
	 Site is <i>within 1/4 mile</i> * of an established public transportation stop Site is <i>within 1/2 mile</i> * of an established public transportation stop 	<< Enter specific URL/webpage showing established <u>schedule</u> from transit agency website here >>	3 2	1. 2.		
	 Site is within one (1) mile * of an established public transportation stop Site is within one (1) mile * of an established public transportation stop 	<- Enter specific URL/webpage showing established <u>routes</u> from transit agency	2 1	3.		
	ral Pool	website (if different) here >>		-		
<u></u>	4. Publicly operated/sponsored and established transit service (including on-call service onsite or fixed-route service within 1/2 mile of site entrance*)					
*As	2					
	Scoring Justification per Applicant					
	DCA's Comments:					
5.	BROWNFIELD (With EPA/EPD Documentation)	See scoring criteria for further requirements and information	2			
	Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelin		L			
	Source of opinion ltr stating that property appears to meet requiremts for issuance of EPD No Further Action of			Yes/No Yes/No		
	Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?			C.		
_	DCA's Comments:					
6.	SUSTAINABLE DEVELOPMENTS		3	0 0		
	Choose only one. See scoring criteria for further requirements.	<select a="" certification="" devlpmt="" sust=""></select>		·		
	Competitive Pool chosen:	N/A - 4% Bond				
	DCA's Green Building for Affordable Housing Training Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">></enter></enter>				
	Course - Participation Certificate obtained? Date of Course	< <enter 's="" here="" name="" participant="">> <<enter 's="" company="" here="" name="" participant="">></enter></enter>				
	An active current version of draft scoring worksheet for development, illustrating compliant	ce w/ minimum score required under program selected, is included in application	?			
X	For Rehab developments - required Energy Audit Report submitted per current QAP?	Date of Audit Date of Report		X		
Α.	Sustainable Communities Certification		2	A. Yes/No Yes/No		
	Project seeks to obtain a sustainable community certification from the program chosen ab	pove?				
	1. EarthCraft Communities		•			
	Date that EarthCraft Communities Memorandum of Participation was executed for the	e development where the project is located:	J			

Georgia Department of Community Affairs	2017 Funding Application	Housing Finance	and De	velopmen	t Division
PART NINE - SC	ORING CRITERIA - 2017-0 Satilla Villas, Woodbine, C	Camden County			
Disclaimer: DCA Threshold and Scoring section reviews pertain only	ts must include comments in sections where points are claimed. y to the corresponding funding round and have no effect on subsequent or future fundi result in a one (1) point "Application Completeness" deduction.	ing round scoring decisions.	Score Value	Self Score	DCA Score
		TOTALS:	92	20	20
 2. Leadership in Energy and Environmental Design for Ne a) Date of project's Feasibility Study prepared by a nonrelated b) Name of nonrelated third party LEED AP that prepared Fea 	third party LEED AP:	nter LEED AP 's Company Name here>>			
 Commitments for <i>Building</i> Certification: Project will comply with the program version in effect at the Project will meet program threshold requirements for Buildin Owner will engage in tenant and building manager education 		s?		Yes/No 1. 2. 3.	Yes/No
 C. Exceptional Sustainable Building Certification Project commits to obtaining a sustainable building certification Project commits to obtaining a sustainable building certification High Performance Building Design The proposed building to the pr	to obtaining a sustainable building certification from the program chose ate from certifying body demonstrating that project achieved highest lev uilding design demonstrates: the ENERGY STAR Target Index? e rating? The energy savings will be established following the Performa- rom the ENERGY STAR Multifamily High-Rise Simulation Guidelines.	vel of certification chosen above?	1 3 1	B C. Yes/No 1 D 1 2	Yes/No 0
	ted reduction in energy consumption ≥ 30%, documented by a RESNE ? Baseline performance should be modeled using existing conditions.			3.	
Scoring Justification per Applicant					
DCA's Comments:					
7. STABLE COMMUNITIES	(Must use data from the most current FFIEC census report, publish	hed as of January 1, 2016)	7	0	0
A & Census Tract Demographics			3	0	
B. Competitive Pool chosen: N/A - 4% Bond				Yes/No	Yes/No
 Project is located in a census tract that meets the following 	demographics according to the most recent FFIEC Census Report (ww	ww.ffiec.gov/Census/):			

в.	Competitive Pool chosen: N/A - 4% Bond					Yes/No	Yes/No
	1. Project is located in a census tract that meets the follow	ing demographics according to the most recent FFIEC Census Repo	rt (www.ffiec.gov/C	Census/):			
	2. Less than <pre>< Select > below Poverty level</pre>	(see Income)	Actual Percent				
	3. Designated Middle or Upper Income level	(see Demographics)	Designation:	<select></select>			
		that meets the above demographics according to the most recent FF of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)	FIEC Census Repo	ort	-		
~				5 504	0		
C.	Georgia Department of Public Health Stable Communitie	S	Per Applicant	Per DCA		0	0
	Sub-cluster in which project is located, according to the mos Housing Properties" map:	t recent GDPH data hosted on the DCA "Multi-Family Affordable	<select></select>	<select></select>			
D.	Mixed-Income Developments in Stable Communities	Market units: 0 Total Units: 59	Mkt Pct of Total:	0.00%	2	0	0
	DCA's Comments:				-		
8.	TRANSFORMATIONAL COMMUNITIES	(choose A or B)			10		

				Т	OTALS:	92	20	20
I	Is this application eligible for two or more points under 2017 \$	Scoring Section 7 Stable Communities	, regardless of whether the poi	ints are requested?				
I	If applying for sub-section A, is the completed and executed	DCA Neighborhood Redevelopment Co	ertification included in the appr	ropriate tab of the application	tion?			
I	If applying for sub-section B, is the completed and executed	DCA Community Transformation Plan	Certificate included in the app	ropriate tab of the applica	tion?			
I	Eligibility - The Plan (if Transformation Plan builds on exist	sting Revitalization Plan meeting DCA	standards, fill out both Revitali	ization Plan and Transfor	mation Plan col	umns):		
	3 ··· ·	<u> </u>		lization Plan			rmation F	Plan
			Yes/No	Yes/No		Yes/No	Ye	s/No
	a) Clearly delineates targeted area that includes proposed		a)					
	encompass entire surrounding city / municipality / county		<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter>	or(s) from F	Plan here>
	b) Includes public input and engagement during the plannir	ng stages?	b)					
			<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter>	or(s) from F	Plan here>
	c) Calls for the rehabilitation or production of affordable ren	ntal housing as a policy goal for the	c)					
	community?		<enter nbr<="" page="" td=""><td>(s) from Plan ></td><td></td><td><enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan >		<enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter>	or(s) from F	Plan here>
	 d) Designates implementation measures along w/specific ti policies & housing activities? 	ime frames for achievement of	d)					
			<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter></td></enter>	(s) from Plan>		<enter nl<="" page="" td=""><td>or(s) from F</td><td>Plan here></td></enter>	or(s) from F	Plan here>
	The specific time frames and implementation measures	are current and ongoing?	<enter nbr<="" page="" td=""><td>(c) from Dian</td><td></td><td><enter nl<="" page="" td=""><td>pr(c) from [</td><td>lan horos</td></enter></td></enter>	(c) from Dian		<enter nl<="" page="" td=""><td>pr(c) from [</td><td>lan horos</td></enter>	pr(c) from [lan horos
	e) Discusses resources that will be utilized to implement th	e nlan?	e)			<enter m<="" page="" td=""><td></td><td>nan nere></td></enter>		nan nere>
			<enter nbr<="" page="" td=""><td>(s) from Plan></td><td></td><td><enter nl<="" page="" td=""><td>or(s) from [</td><td>Plan heres</td></enter></td></enter>	(s) from Plan>		<enter nl<="" page="" td=""><td>or(s) from [</td><td>Plan heres</td></enter>	or(s) from [Plan heres
	f) Is included in full in the appropriate tab of the application	n binder?	f)					Idit fields
			'/				<u> </u>	
	Website address (URL) of <i>Revitalization</i> Plan: Website address (URL) of <i>Transformation</i> Plan:							
A. (Community Revitalization					2 A		
	() Discussion of the second of the standard in the off a discussion						Yes/No	Yes/No
I. ::	 i.) Plan details specific work efforts directly affecting projec ii.) Revitalization Plan has been officially 		1 Contr	i.) Enter p	age nbr(s) here	I.	<u>(</u>	
II	ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by	Date Plan originally adopted by Local Time (#yrs, #mths) from Plan Adoptic		,			/	
	the Local Govt?	Date(s) Plan reauthorized/renewed b						
ii	iii.) Public input and engagement during the planning stages) <u></u>					
	a) Date(s) of Public Notice to surrounding community:	a)						
	Publication Name(s)							
	b) Type of event:	b) < <select 1="" event="" type=""></select>	>	< <select 2="" event="" type="">></select>				
	Date(s) of event(s):							
	c) Letters of Support from local non- Type:	c) < <select 1="" entity="" type=""></select>	>	< <select 2="" entity="" type="">></select>				
	government entities. Entity Name:							
1	 Community Revitalization Plan - Application proposes which the property will be located. 	to develop housing that contributes to	a written Community Revitaliz	ation Plan for the specific	community in	1 1.		
2	2. Qualified Census Tract and Community Revitalizatio	n Plan - Application proposes to devel	lop housing that is in a Qualifie	ed Census Tract and that	contributes to a			
	written Community Revitalization Plan for the specific co					° 1 2.		
	Project is in a QCT? No	Census Tract Number: 1	02.000	Eligible Basis Adjustme	nt:	< <select>></select>		

2017 Funding Application PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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.

Housing Finance and Development Division

Self DCA

Score Score

Score

Value

5. @	2017-0xxSatVillsCore
-------------	----------------------

Part IX A-Scoring Criteria

2017 Funding Application

			PART NINE	- SCORING CRI	TERIA - 2017	•0 Satilla Villa	s, Woodbin	e, Camden County					
		<u>Disclaimer:</u> DC <i>i</i>	A Threshold and Scoring section reviews per	pplicants must include of tain only to the correspon so will result in a one (1	ding funding round and	have no effect on sub	osequent or future	funding round scoring decisions.		Score Value		Self Score	DCA Score
								ΤΟΤΑ	LS:	92		20	20
OR											_		
		-	sformation Plan							6	В.		
	Doe	es the Applicant re	eference an existing Community Rev	italization Plan meeti	ng DCA standards	?					Ļ		
		Community-Ba								2	1.		
	Con	nmunity-Based D	Developer (CBD)	Select at least to	wo out of the three) in "a" below, o	or "b").	CBD	1	_		
		Entity Name Contact Name		Direct Line		Website Email					,	Ves/No	Yes/No
	a) <i>i.</i>		ssfully partnered with at least two (2)		nity-based organizat		serve the area	around the development (propo	sed or			103/110	103/110
	,		ere) in the last two years and can doc							I	/►		
		CBO 1 Name				Purpose:						Letter of	Support
		, ,	hborhd where partnership occurred		I	Website						inclu	led?
		Contact Name		Direct Line		Email							
		CBO 2 Name	hborhd where partnership occurred			Purpose: Website						Letter of inclue	
		Contact Name	griborna where partnership occurred	Direct Line		Email						Inclu	ieu:
	ij.		years, the CBD has participated or le		ities benefitting eith		Neighborhood	or 2) a targeted area surroundin	g their		ii.		
		development in	another Georgia community. Use co	mment box or attach	separate explanati	on page in corres	ponding tab of	Application Binder.	-				
	iii.	The CBD has be	een selected as a result of a commun	nitv-driven initiative b	v the Local Governr	ment in a Request	for Proposal o	r similar public bid process.			iii.		
or			m received a HOME consent for the		•		·				b)		
	Con	nmunity Quarterb	back (CQB)	See QAP for rec	uirements.				CQB	1	Ē		
			community-based organization or pub			d of serving the De	fined Neighbor	rhood, as delineated by the Con		Enter pag	ge		
		Transformation	Plan, to increase residents' access to	o local resources suc	ch as employment,	education, transpo	ortation, and he	ealth?		nbr(s) he	re		
			3 confirming their partnership with Pro	ject Team to serve a	as CQB is included		cation binder w	here indicated by Tabs Checklis	st?				
	iii.	CQB Name				Website							
	_	Contact Name		Direct Line		Email				4			
	2.	Quality Transfo		nonement and Order	ach prior to Aral's	tion Cubrication O				4	2.		
	2)	Public and Priva	Team has completed Community Eng	gagement and Outre	ach prior to Applica	Tenancy:	Family						
	a)		its must engage at least <u>two</u> different	t Transformation Par	ther types while Se		· · · · · · · · · · · · · · · · · · ·	least one Applicant arreas?			Г		
	i.	Transformation			ther types, while be			Meeting 1 between Partners					
		Org Name		ion r annor typos				plication of meeting notice			_		
		Website					Publication(s)						
		Contact Name		Direct Line			Social Media						
		Email					Mtg Locatn						
		Role					Which Partne	rs were present at Public Mtg 1	between	Partners?			
	ii.	Transformation	Partner 2 <select td="" transformat<=""><td>tion Prtnr type></td><td></td><td>If "Other" Type,</td><td></td><td>Meeting 2 (optional) between P</td><td>artnrs</td><td></td><td></td><td></td><td></td></select>	tion Prtnr type>		If "Other" Type,		Meeting 2 (optional) between P	artnrs				
		Org Name				specify below:	Date(s) of pub	plication of meeting notice					

		PAF	RT NINE - S	CORING CRI	TERIA - 2017	-0 Satilla Villa	is, Woodbin	e, Camden County			
					comments in sections				Score	Self	DCA
	Disclaimer: DCA Threshold				ding funding round and) point "Application C			funding round scoring decisions.	Value		Score
				in result in a one (in		ombleteness dedt		TOTALS:	92	20	20
	Website						Publication(s)				
	Contact Name			Direct Line			Social Media				
	Email						Mtg Locatn				
	Role						0	rs were present at Public Mtg 2 betwe	en Partners?		
b)	Citizen Outreach	Choose e	ither "I" or "ii" b	elow for (b).			_			Yes/No	Yes/No
΄i.	Survey				nary of results inclu	ded in correspon	ding tab in appli	cation binder?		<i>i</i> .	
or		Nbr of Re	spondents								
ij.	Public Meetings		-							ii.	
	Meeting 1 Date						Dates: Mtg 2				
	Date(s) of publication of N	leeting 1 notice						amt met by req'd public mtg between	Transformatn I	Partners?	
	Publication(s)						Publication(s)				
	Social Media						Social Media				
	Meeting Location						Mtg Locatn				
	Copy(-ies) of published no							published notices provided in applicati			
c)								al resources (according to feedback fr	om the low inc	ome popula	ation to
	be served), along with the		poals and soluti	ons for the Trans	sformation Team a	nd Partners to ad	dress:				
i.	Local Population Challeng	,									
	Goal for increasing residents'										
	Solution and Who Implem										
	Goal for catalyzing neighborh										
	Solution and Who Implem										
ii.	Local Population Challeng										
	Goal for increasing residents'										
	Solution and Who Implem										
	Goal for catalyzing neighborh										
	Solution and Who Implem										
<i>III</i> .	Local Population Challeng										
	Goal for increasing residents'										
	Solution and Who Implem										
	Goal for catalyzing neighborh Solution and Who Implem										
iv.	Local Population Challeng										
10.	Goal for increasing residents'										
	Solution and Who Implem	access									
	Goal for catalyzing neighborh										
	Solution and Who Implem										
V	Local Population Challeng										
۷.	Goal for increasing residents'										
	Solution and Who Implem										
	Goal for catalyzing neighborh										
	Solution and Who Implem										
		ichts									

Lighter: Lot regletation by the consequence of the land of			PART NINE - S	CORING CRI	TERIA - 2017-	0 Satilla Villa	s, Woodbin	e, Camden C	ounty			
C. Community Investment Amount / Balance Bank Name Account Name Bank Name Contact Bank Bank Contact B	<u>Disclaimer:</u> DCA Th	reshold and Scor	ing section reviews pertain o	only to the correspon	ding funding round and	have no effect on sub	sequent or future	funding round scorin	g decisions.			
Community improvement Fund Amount / Balance Family 1 1. Community improvement Fund Amount / Balance Bank Name Bank Na									TOTALS:	92	20	20
Source Bark Name Account Name Account Name Account Name Contact Contact <t< td=""><td>C. Community Investme</td><td>ent</td><td></td><td></td><td></td><td>_</td><td></td><td></td><td></td><td>4</td><td></td><td></td></t<>	C. Community Investme	ent				_				4		
Contact Direct Line Accourt Name Community improvin Nar" tab. Bank Contact Direct Line Contact Email Contact Email Contact Email Bank Contact Direct Line Contact Email Contact Email Contact Email Contact Email Contact Email Narrative of how the secured funds support the Community Revent Narrative of Revent Rev	1. Community Improv	vement Fund	Amount / Bala	ince				Family		1	1.	
Contact Marchine Account Name Account Name Contact Email Bank Contact Direct Line Contact Email Direct Line Contact Email Contact	Source			1		Bank Name				Applicants	Dlaasa usa "D	HIY B
Enrail Direct Line Contact Email provided. Bank Contact Direct Line Contact Email provided. Narrative of how the secured funds supporting the secured funds supporting. Image: Contact Email Image: Contact Email Image: Contact Email 2. Long-term Ground Lease Image: Contact Email Image: Contact Email Image: Contact Email Image: Contact Email 3. Projets: module as (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 Image: Contact Email 9. Projets: module as (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 Image: Contact Email 9. Projets: module as (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 Image: Contact Email 9. No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 1 2 3 Image: Contact Email 2 3 Image: Contact Email 2 3 Image: Contact Email Image: Con				Direct Line								
Description of Use of Funds Narrative of how the secured funds support the Community Revisitization Plan or Community Transformation Plan or Community Transformation Plan or Community Transformation Plan or Community Transformation Plan or Community Transformation Plan or Computive Pool chosen: 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Email				-						in pro finit ridi	
Use of Funds Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. 2. Long-term Ground Lease 1. Long-te				Direct Line		Contact Email				<u> </u>		
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation 1 2 2. Long-term Ground Lease 1 2 a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 1 2 c) Third-Party Capital Investment Unrelated Third-Party Type												
how the secured funds support the Community Revitalization Plan or Community Transformation Plan or Softer the Application have been or will be paid for the lease either directly or indirectly? Third-Party Capital Investment Unrelated Third-Party Type Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Description of Investment or Funding Mechanism Description of Investment or Funding Mechanism Description of how the investment will serve the tenant Description of Investment or Funding Mechanism Description of Investment or Funding Mechanism	Use of Funds											
how the secured funds support the Community Revitalization Plan or Community Transformation Plan or Softer the Application have been or will be paid for the lease either directly or indirectly? Third-Party Capital Investment Unrelated Third-Party Type Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Description of Investment or Funding Mechanism Description of Investment or Funding Mechanism Description of how the investment will serve the tenant Description of Investment or Funding Mechanism Description of Investment or Funding Mechanism												
secured funds support the Community Revitalization Plan or Community Transformation Plan. 2. Long-term Ground Lease a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? competitive Pool chosen: N/A - 4% Bond 2 3. Unrelated Third-Party Type Unrelated Third-Party Type Interfaced Third-Party Type Destance from proposed project site in miles, rounded up to the next tenth of a mile Description of Investment or Funding Mechanism Description of how the investment will serve the tenant ibase for the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% Total Development Costs (TDC): as a Percent of TDC:												
support the Community Revitalization Plan or Community Transformation Plan. 1 2. 2. Long-term Ground Lease a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2. a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2. b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 2 3. c) Third-Party Capital Investment Unrelated Third-Party Type Competitive Pool chosen: N/A - 4% Bond 2 3. b) Stance from proposed project site in miles, rounded up to the next tenth of a mile Select unrelated 3rd party type> Improvement Completion Date b) Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Total Development Costs (TDC): Total Development Costs (TDC): a s Percent of TDC: 0.0000% 0.0000% 4.559,106 Lease												
Community Revitalization Plan or Community Transformation Plan. 2. Long-term Ground Lease a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or competitive Pool chosen: N/A -4% Bond 2 3. University Capital Investment Unrelated Third-Party Type Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Furtherance of Plan Furthe												
Revitalization Plan or Orgenmunity Transformation Plan, or Community Transformation Plan, or Plan, or Community Transformation Plan, or Plan, or Community Transformation Plan, or Plan, or Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2. In Nicrd-Party Capital Investment Competitive Pool chosen: NA - 4% Bond 2 3. Unrelated Third-Party Name Competitive Pool chosen: NA - 4% Bond 2 3. Improvement Completion Date Is 37 d party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date Distance from proposed project site in miles, rounded up to the next tenth of a mile miles Improvement Completion Date Description of Investment or Funding Mechanism Description of Investment or Furtherance of Plan Description of how the Improvement costs (TDC): Apple: App												
Community Transformation Plan. Community Transformation Plan. 2. Long-term Ground Lease 1 2 a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 1 2 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Type Competitive Pool chosen: N/A - 4% Bond 2 3 Distance from proposed project site in miles, rounded up to the next tenth of a mile miles mprovement Completion Date Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Total Development Costs (TDC); as a Percent of TDC: 0.0000% 0.0000% 4.559,106	Revitalization											
Transformation Plan. 2. Long-term Ground Lease 1 2 a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2 b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 1 2 3 competitive Pool chosen: N/A - 4% Bond 2 3 1 1 Unrelated Third-Party Name Competitive Pool chosen: N/A - 4% Bond 2 3 1 Unrelated Third-Party Type Improvement Completion Date 1 2 3 1 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>												
Plan. 1 2. a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? 1 2. b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? Competitive Pool chosen: N/A - 4% Bond 2 3. Competitive Tharty Capital Investment Competitive Pool chosen: N/A - 4% Bond 2 3. 0 Unrelated Third-Party Capital Investment Competitive Pool chosen: N/A - 4% Bond 2 3. 0 Unrelated Third-Party Type Select unrelated 3rd party type> Improvement Completion Date 1 0 0 Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date 1 0 0 Description of Investment or Funding Mechanism Pscription of Investment or Funding Mechanism Improvement Improvement Improvement Improvement Description of Investment will serve the tenant base for the proposed development Total Development Costs (TDC): Improvement Improvement Improvement Improvement Full Cost of TDC: 0.0000% 0.0000% Improvement </td <td>2</td> <td></td>	2											
2. Long-term Ground Lease 1 2. a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 1 2. b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? Competitive Pool chosen: N/A - 4% Bond 2 3. Unrelated Third-Party Daytal Investment Competitive Pool chosen: N/A - 4% Bond 2 3. Unrelated Third-Party Name Select unrelated 3rd party type> Improvement Completion Date Improvement Completion Date Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date Description of Investment or Funding Mechanism Exercited in miles Improvement Description of how the investment's Furtherance of Plan Improvement costs (TDC): Improvement costs (TDC): Description of Investment as a Percent of TDC: 0.0000% 0.0000% Intel Application												
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Name Description of Investment's Furtherance of Plan Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% Unrelated Third-Party Name Unrelated Third-Party N	Plan.											
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Name Description of Investment's Furtherance of Plan Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% Unrelated Third-Party Name Unrelated Third-Party N												
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property? b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? 3. Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Name Description of Investment's Furtherance of Plan Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% Unrelated Third-Party Name Unrelated Third-Party N	2 Long-torm Ground	110250								1	2	
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly? Third-Party Capital Investment Unrelated Third-Party Name Unrelated Third-Party Name Unrelated Third-Party Name Unrelated Third-Party Type Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Distance from proposed project site in miles, rounded up to the next tenth of a mile Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% 0.0000% 0.0000% 0.0000% 0.0000% 0.0000%	-		ind losso (no loss than	45 year) for nom	inal consideration	and no other land	costs for the or	tiro proporty?		1	2.	
3. Third-Party Capital Investment Competitive Pool chosen: N/A - 4% Bond 2 3. Unrelated Third-Party Name <select 3rd="" party="" type="" unrelated=""> Improvement Completion Date Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date Distance from proposed project site in miles, rounded up to the next tenth of a mile miles Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the Investment will serve the tenant base for the proposed development Total Development Costs (TDC): as a Percent of TDC: 0.0000%</select>								lille property?				
Unrelated Third-Party Name Unrelated Third-Party Type Improvement Completion Date Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date Distance from proposed project site in miles, rounded up to the next tenth of a mile miles Description of Investment or Funding Mechanism miles Description of Investment's Furtherance of Plan Description of how the investment will serve the tenant base for the proposed development Total Development Costs (TDC): Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% 4,559,106				lave been of will			•	ool chosen:	N/A - 4% Bond	2	2	
Unrelated Third-Party Type Improvement Completion Date Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Improvement Completion Date Distance from proposed project site in miles, rounded up to the next tenth of a mile miles Description of Investment or Funding Mechanism Excert of Investment's Furtherance of Plan Improvement Description of how the investment will serve the tenant base for the proposed development Total Development Costs (TDC): Improvement Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% 4,559,106							Competitive P	oor chosen.	N/A - 4 /0 Bonu		з.	_
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? Distance from proposed project site in miles, rounded up to the next tenth of a mile Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the investment will serve the tenant base for the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000% 0.0000% 0.0000%							<select td="" unrela<=""><td>ated 3rd party type</td><td><u>}></u></td><td>Improvem</td><td>ent Comple</td><td>tion Date</td></select>	ated 3rd party type	<u>}></u>	Improvem	ent Comple	tion Date
Distance from proposed project site in miles, rounded up to the next tenth of a mile miles Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the Image: Construction of the proposed development Full Cost of Improvement Total Development Costs (TDC): as a Percent of TDC: 0.0000%			v-wide in scope or was	improvement cor	moleted more than	3 vrs prior to Appl		1 7 71		Improven		Date
Description of Investment or Funding Mechanism Description of Investment's Furtherance of Plan Description of how the investment will serve the tenant base for the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000%						o).o p.io. to . tpp.						
Funding Mechanism Description of Investment's Furtherance of Plan Description of how the investment will serve the tenant base for the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000%			· · ·									
Furtherance of Plan Description of how the investment will serve the tenant base for the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% 0.0000%	•											
Description of how the investment will serve the tenant base for the proposed development Image: Control of the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% Total Development Costs (TDC):	Description of Inves	stment's										
investment will serve the tenant base for the proposed development Image: Constant of the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% Image: Constant of the proposed development costs (TDC):	Furtherance of Plan	n 🛛										
investment will serve the tenant base for the proposed development Image: Constant of the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% Image: Constant of the proposed development costs (TDC):												
investment will serve the tenant base for the proposed development Image: Constant of the proposed development Full Cost of Improvement as a Percent of TDC: 0.0000% Image: Constant of the proposed development costs (TDC):	Description of how t	the										
base for the proposed development Image: Constant of Logic Log												
Full Cost of Improvement as a Percent of TDC: Total Development Costs (TDC): 0.0000% 4,559,106												
as a Percent of TDC: 0.0000% 0.0000% 4,559,106	development											
as a Percent of TDC: 0.0000% 0.0000% 4,559,106	Full Cost of Improvemer	nt					Total Develop	ment Costs (TDC):			
			0.0000%	0.0	000%				Ϊ			
	D. Community Designa	tions		•		(Choose only one	<i>.)</i>		-	10	D.	

	PART NINE - SCORING CRI	TERIA - 2017	-0 Satilla Vi	llas, Woodbir	ne, Camden County			
	REMINDER: Applicants must include of Disclaimer: DCA Threshold and Scoring section reviews pertain only to the correspor Failure to do so will result in a one (1	nding funding round and	d have no effect on	subsequent or future		Score Value		DCA Score
					TOTALS:	92	20	20
	1. HUD Choice Neighborhood Implementation (CNI) Grant						1.	
	2. Purpose Built Communities						2.	
	Scoring Justification per Applicant							
	DCA's Comments:							
_								
9.	PHASED DEVELOPMENTS / PREVIOUS PROJECTS	(choose A or B)		N/A - 4% Boi	ad	4	0	0
۸	Phased Developments	Competitive Po Phased Develop		N/A - 4% BO	0	3	Δ	
Π.	1. Application is in the Flexible Pool and the proposed project is part of a Ph	-			•	-	1.	
	past five (5) funding rounds (only the second and third phase of a project the 2017 Application Submission deadline?							
	If Yes, indicate DCA Project Nbr and Project Name of the first phase:	Number:		Name				
	If current application is for third phase, indicate for second phase:	Number:		Name				
	2. Was the community originally designed as one development with differen	t phases?					2.	
	3. Are any other phases for this project also submitted during the current fur	0					3.	
_	4. Was site control over the entire site (including all phases) in place when t		s closed?			-	4.	
В.	Previous Projects (Flexible Pool)	(choose 1 or 2)				3	В. О	0
	The proposed development site is not within a 1-mile radius of a Geo	rgia Housing Cre	ait developme	ent that has rec	eived an award in the last	2		
	 Five (5) DCA funding cycles Four (4) DCA funding cycles 					3 2	1. 2.	
	Previous Projects (Rural Pool)	(choose 1 or 3)				4	2. C. 0	0
0.	The proposed development site is within a Local Government bounda	• • •	received an a	award of 9% Cr	edite:	-	U. U	v
	1. Within the last Five (5) DCA funding cycles					3	1.	
	2. Since the 2000 DCA Housing Credit Competitive Round	(additional point)				1	2.	
OR	3. Within the last Four (4) DCA funding cycles	(2	3.	
	Scoring Justification per Applicant						-	
	DCA's Comments:							
10.	MARKET CHARACTERISTICS					2	0	0

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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 D Score Sc	CA core
TOTALS:	92	20 2	20
 For DCA determination: A. Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project? B. Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population? C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected? D. Is the capture rate of a specific bedroom type and market segment over 55%? Scoring Justification per Applicant 		Yes/No Ye A.	
DCA's Comments:			
11. EXTENDED AFFORDABILITY COMMITMENT (choose only one) A. Waiver of Qualified Contract Right Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?	1 1	A	0
B. Tenant Ownership Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units). DCA's Comments:	1	B.	
12. EXCEPTIONAL NON-PROFIT 0 Nonprofit Setaside selection from Project Information tab: No Is the applicant claiming these points for this project? Is the only application from this non-profit requesting these points in this funding round? Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application? DCA's Comments:	3	Yes/No Ye	es/No
	-		
13. RURAL PRIORITY Competitive Pool: N/A - 4% Bond Urban or Rural: Rural	2		
Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.	Unit Total	59	
MGP Hallmark-Georgia GP, LLC 0.0100% Martin H. Petersen NPSponsr 0 0.0000% 0GP1 0 0.0000% 0.0000% 0 0.0000% 0.0000% 0GP2 0 0.0000% 0 0.0000% 0.0000% 0.0000% 0MCons 0 0.0000% 0 0.0000% 0.0000% 0.0000% 0mrCons 0 0.0000% 0 0.0000% 0.0000% 0.0000% Fed LP Boston Financial Investment Managei 99.9900% Thomas G. Paramore Developer 2 0 0.0000% State LP Boston Financial Investment Managei 0.0000% Thomas G. Paramore Developmt Consult Greystone Affordable Development 0.0000% State LP Boston Financial Investment Managei 0.0000% Thomas G. Paramore DCA's Comments: DCA's Comments:	0 Martin H. Pe 0 0 Tanya Eastv		
14. DCA COMMUNITY INITIATIVES	2	0	0
A. Georgia Initiative for Community Housing (GICH)	1		

Georgia Department of Community Affairs Housing Finance and Development Division 2017 Funding Application PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County REMINDER: Applicants must include comments in sections where points are claimed. Score Self DCA Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Value Score Score Failure to do so will result in a one (1) point "Application Completeness" deduction. TOTALS: 92 20 20 Yes/No Yes/No Letter from an eligible Georgia Initiative for Community Housing team that clearly: А < Select applicable GICH > 1. Identifies the project as located within their GICH community: 1 2. Is indicative of the community's affordable housing goals 2 3. 3. Identifies that the project meets one of the objectives of the GICH Plan 4. Is executed by the GICH community's primary or secondary contact on record w/ University of Georgia Housing and Demographic Research Center as of 5/1/17? 4 5. Has not received a tax credit award in the last three years NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded this point. http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp **B. Designated Military Zones** 1 Project site is located within the census tract of a DCA-designated Military Zone (MZ). Citv: Woodbine County: Camden QCT? No Census Tract #: 102.000 Scoring Justification per Applicant DCA's Comments 15. LEVERAGING OF PUBLIC RESOURCES N/A - 4% Bond **Competitive Pool chosen:** 0 4 0 Yes/No Yes/No Indicate that the following criteria are met: a) Funding or assistance provided below is binding and unconditional except as set forth in this section. Unmet criterion results in no a) b) Resources will be utilized if the project is selected for funding by DCA. points! b) c) Loans are for both construction and permanent financing phases. C) d) Loans are for a minimum period of ten years and reflect interest rates at or below AFR, with the exception that HUD 221(d)4 loans and USDA 538 loans must reflect interest d) rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points. e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD 221(d)4 loans eligible for points. e) f) If 538 loans are beng considered for points in this section, the funds will be obligated by USDA by September 30, 2017. f) 1. Qualifying Sources - New loans or new grants from the following sources: Amount Amount a) Federal Home Loan Bank Affordable Housing Program (AHP) a) a) b) Replacement Housing Factor Funds or other HUD PHI fund b) b) c) HOME Funds C) C) d) Beltline Grant/Loan d) d) e) Historic tax credit proceeds e) e) f) Community Development Block Grant (CDBG) program funds f g) National Housing Trust Fund g) a h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fund h) h i) Foundation grants, or loans based from grant proceeds per QAP j) Federal Government grant funds or loans Total Qualifying Sources (TQS): 0 0 Total Development Costs (TDC): 4,559,106 2. Point Scale 0.0000% 0.0000% Scoring Justification per Applicant TQS as a Percent of TDC: DCA's Comments:

3

2017 Funding Application

	PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas	s, Woodbine, Camden C	ounty			
	REMINDER: Applicants must include comments in sections where points are cla <u>Disclaimer:</u> DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on sub Failure to do so will result in a one (1) point "Application Completeness" deduc	osequent or future funding round scori	ng decisions.	Score Value	Self Score	DCA Score
			TOTALS:	92	20	20
	Is the applicant claiming these points?					
	Selection Criteria		Ranking Pts Value Rang	ge	R	anking Pts
	1. Presentation of the project concept narrative in the Application.		0 - 10		1.	
	2. Uniqueness of innovation.		0 - 10		2.	
	3. Demonstrated replicability of the innovation.		0-5		3.	
	 Leveraged operating funding Measureable benefit to tenants 		0 - 5 0 - 5		4. 5.	
	 6. Collaborative solutions proposed and <u>evidence</u> of subject matter experts' <u>direct</u> involvement in the strategic co 	oncept development	0-5		5. 6.	
	DCA's Comments:		0 - 40	-	Total:	0
17	INTEGRATED SUPPORTIVE HOUSING			3	0	0
	Integrated Supportive Housing/ Section 811 RA	10% of Total Units (max):	6	2	A. 0	0
<i>/</i> .	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	57		1.	Ů
		Min 1 BR LI Units required	6	-		
	is prepared to accept the full utilization by DCA of 10% of the units?	1 BR LI Units Proposed	12	-		
	2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, inclu			1	2.	
	 At least 10% of the total low-income units in the proposed Application will be one bedroom units? 				3.	
	4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?				4.	
Р	Target Population Preference			3	в. 0	0
ь.	 Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority 	which has elected to offer a te	nant selection	3	в. U	U
	preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreeme	•				
	Name of Public Housing Authority providing PBRA:	PBRA Expiration:		1		
		Nbr of Settlement units:	0	0.0%	2.	
	Scoring Justification per Applicant					
	DCA's Comments:					
18.	HISTORIC PRESERVATION (choose A or B)			2	0	0
	The property is: <pre><<select applicable="" status="">></select></pre>	Historic Credit Equity:	0]		
Α.	Historic and Adaptive Reuse	Historic adaptive reuse units:	0	2	A.	
	The proposed development includes historic tax credit proceeds and is an adaptive reuse of a	Total Units	59			
	certified historic structure.	% of Total	0.00%			
	<< Enter here Applicant's Narrative of how building will be reused >>					
Р	Historic	Nbr Historic units:	0	1	B.	
в.		Total Units	59		D	
	Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register	% of Total	0.00%			
	DCA's Comments:		0.00 /0	1		

Georgia Department of Community Affairs	2017 Funding Application	Housing Finan	ce and Dev	elopmen	t Divisior
PART NIN	E - SCORING CRITERIA - 2017-0 Satilla Villas, Wo	odbine, Camden County			
REMINDER Disclaimer: DCA Threshold and Scoring section reviews Failure to	Score Value	Self Score	DCA Score		
		TOTALS:	92	20	20
19. HEALTHY HOUSING INITIATIVES	(choose A or B or C)		3	0	0
Pre-requisites:				Agree or Y/N	Agree or Y/N
a) A local Community Health Needs Assessment (Clb) The "County Health Rankings & Reports" website	http://www.countyhealthrankings.org/health-gaps				
 c) The Center for Disease Control and Prevention – 2. The Applicant identified target healthy initiatives to 					
 Explain the need for the targeted health initiative p 					

Α.	Preventive Health Screening/Wellness Program for Residents		3	0	0
	1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?		a)		-
	b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?		b)		
	c) The preventive health initiative includes wellness and preventive health care education and information for the residents?		c)		
	2. Description of Service (Enter "N/a" if necessary)	Occurrence		Cost to I	Resident
	a)				
	b)				
	c)				
	d)				
В.	Healthy Eating Initiative		2	0	0
	Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?				
	1. The community garden and edible landscape will: a) Emphasize the importance of local, seasonal, and healthy food?		a)		
	b) Have a minimum planting area of at least 400 square feet?		b)		
	c) Provide a water source nearby for watering the garden?d) Be surrounded on all sides with fence of weatherproof construction?		c)		
	e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidel	hook?	d) e)		
	2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?		2		
			Ζ.		
	Description of Monthly Healthy Eating Programs Description of Relation	ed Event			

	_Description of Monthly reality Lating Programs	Description of Related Event
a)		
b)		
c)		

	PART NINE - S		TERIA - 2017-	0 Satilla Villa	as, Woodbir	ie, Camden Co	ounty			
<u>Disclaimer:</u> DC/	A Threshold and Scoring section reviews pertain	only to the correspond	omments in sections ling funding round and point "Application Ce	have no effect on su	ubsequent or future	e funding round scoring	decisions.	Score Value	Self Score	DCA Score
							TOTALS:	92	20	20
d)									_	
C. Healthy Activity Ir								2	0	0
	provide a Healthy Activity Initiative, as de nulti-purpose walking trail that is ½ mile			•	-	enter type of Health	y Activity Initiative he	re >>		
a) Be well illuminat		or longer that profi	a)	ing, or bining with	•	f) Provide trash r	eceptacles?	f	·)	
	alt or concrete surface?		b)				ional criteria outlined)	
c) Include benchesd) Provide distance	or sitting areas throughout course of tra	ail?	c) d)			Architectural Man	ual – Amenities Guid	ebook?		
	of fitness equipment per every 1/8 mile (of trail?	e)			Length of Trail				miles
2. The monthly edu	ucational information will be provided free	e of charge to the	residents on relate	d events?				2	2.	
Scoring Justification	per Applicant									
DCA's Comments:										
20. QUALITY EDUC	ATION AREAS							3	0	0
	a property located in the attendance zor	ne of one or more	high-performing sc	hools as determi	ined by the stat	e CCRPI?		Ŭ		Ŭ
NOTE: 2013-2016	District / School System	- from state CCR	PI website:							-
CCRPI Data Must Be Used	Tenancy			Family				_		
De Useu	If Charter school used,	does it have a des	ignated (not distric	,		,		Average		
School Loval	Cahaal Nama ((Grades Served	Charter School?	2013	2014	m School Years E 2015	2016	CCRPI		RPI > .verage?
School Level a) Primary/Elementary	School Name (from state CCRPI website)		Charter School:	2013	2014	2015	2016	Score	Sidle A	lverage?
b) Middle/Junior High										
c) High										-
d) Primary/Elementary		_							1	
e) Middle/Junior High										
f) High										
Scoring Justification	per Applicant									
DCA's Comments:										
										-
21. WORKFORCE H	OUSING NEED (choose A or	r B)	(Must use 2014 d	ata from "OnThe	Map" tool, but	2015 data may be	used if available)	2	0	0
A. Minumum jobs t	hreshold met <u>and</u> 60 % of workers withir	a 2-mile radius tr	avel over 10 miles	to their place of	work			2		

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

	PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County											
	<u>Disclaimer:</u> DC	A Threshold and So	REMINUER: Applicants must include co coring section reviews pertain only to the correspond Failure to do so will result in a one (1)	ling funding round and	have no effect on sul	osequent or future funding round scorin		Score Value	Score			
							TOTALS:	92	20	20		
OR	B. Exceed the min	imum jobs thres	hold by 50%					2				
	Jobs Threshold	Other MSA	Rural Area									
	Minimum	20,000			15,000			6,000	3,000			
	Project Site											
	Min Exceeded by:	0.00%			0.00%			0.00%	0.00%			
	Applicable Minimum Jobs Threshold (from chart above) Nbr of Jobs: Per Applicant Per DCA Project City Woodbine Total Nbr of Jobs w/in the 2-mile radius: HUD SA Camden Co.											
	Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work: MSA / Non-MS Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work: 0.00% Urban or Rural Scoring Justification per Applicant Scoring Justification per Applicant 0.00%						Non-MSA Rural					
	DCA's Comments:	per Applicant										
	DCA's Comments.											
22.	COMPLIANCE / Base Score Deductions	PERFORM	ANCE					10	10 10	10 10		
	Additions	A 1 ¹ 1										
	Scoring Justification	per Applicant										
	DCA's Comments:											
TOTAL POSSIBLE SCORE EXCEPTIONAL NONPROFIT POINTS INNOVATIVE PROJECT CONCEPT POINTS										20 0 0		

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

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.

20

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County		
REMINDER: Applicants must include comments in sections where points are claimed. Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction.	Score Value	Self DCA Score Score
TOTALS:	92	20 20

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

Georgia Department of Community Affairs D R A F T 2017 Funding Application Housing Finance and Development Division Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative Satilla Villas Woodbine, Camden County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative Satilla Villas

Woodbine, Camden County

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

Scoring Section 16 - Innovative Project Concept Narrative Satilla Villas

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date [SEAL]

					SUMM	ARY OF DCA UNDERWI	RITING ASS	UMPTIONS								
Category			Specification	L			Scale							Minimum	Maximum	
Funding Limits			LIHTC				Per Project		Flexible Poo Rural Pool					n/a n/a	950,000 850,000	
							Per Project Per Owner Pe	er Round	Extraordinar	y Circumstances	Walver			n/a n/a	1,200,000 1,800,000	
			HOME				Per Project Per Owner Pe		of HOME fund	ic available)				1,000,000 n/a	2,000,000	
			HUD PIH O	flice of Capital Impro	vements - Total Dev		Per Unit (Avg)		OF HOME TUNG	is available)				n/a	25%	
					Unit TDC Limit by Be	droom Size			Historic / C			Unit TC	IC Limit by Be	edroom Size		
	MSA Albany	Type Detached/Ser	0	1 157,510	2 191,153	3 233,904	4+ 275,297		MSA Abany	Type Detached/Se	0 132,290	1 173,261	2 210,268	3 257,294	4+ 302,826	
	Albany Albany	Elevator Row House	97,421 112.781	136,390 147,999	175,358 180.148	233,811 221,709	292,264 263,370		Albany Albany	Elevator Row House	107,163 124.059	150,029 162,798	192,893 198.162	257,192 243.879	321,490 289,707	
	Albany	Walkup Detached/Ser	93,491 124.002	129,089	163,659	213,583	266,118		Albany Athens	Walkup Detached/Se	102,840 136.402	141,997 178.677	180,024 216,870	234,941 265.425	292,729 312,414	
	Athens	Elevator	100,476	140,667	180,857	241,143	301,429		Athens	Elevator	110,523	154,733	198,942	265,257	331,571	
	Athens Athens	Row House Walkup	116,248 96,302	152,579 132,960	185,753 168,552	228,661 219,940	271,655 274,032		Athens Athens	Row House Walkup	127,872 105,932	167,836 146,256	204,328 185,407	251,527 241,934	298,820 301,435	
		Detached/Ser Elevator	139,407 112,784	182,430 157,897	221,255 203,010	270,488 270,681	318,270 338,351		Atlanta Atlanta	Detached/Se Elevator	153,347 124,062	200,673 173,686	243,380 223,311	297,536 297,749	350,097 372,186	
	Atlanta Atlanta	Row House Walkup	130,931 108.868	171,658 150.379	208,792 190,725	256,678 249.057	304,763 310,346		Atlanta Atlanta	Row House Walkup	144,024 119,754	188,823 165,416	229,671 209,797	282,345 273.962	335,239 341,380	
	Augusta	Detached/Ser Elevator		167,884	203,317 186,630	248,031 248,840	291,664 311,050		Augusta	Detached/Se Elevator	141,387	184,672 159,672	223,648 205,293	272,834 273,724	320,830	
	Augusta Augusta	Row House	121,141	158,487	192,445	235,984	279,881		Augusta Augusta	Row House	133,255	174,335	211,689	259,582	307,869	
	Chattanooga	Walkup Detached/Ser	101,425 133,109	140,219 174,341	177,997 211,588	232,756 258,924	290,094 304,750		Augusta Chattnooga	Walkup Detached/Se	111,567 146,419	154,240 191,775	195,796 232,746	256,031 284,816	319,103 335,225	
	Chattanooga Chattanooga	Elevator Row House	107,835 124,813	150,968 163,799	194,102 199,390	258,803 245,408	323,504 291,530		Chattnooga Chattnooga	Elevator Row House	118,618 137,294	166,064 180,178	213,512 219,329	284,683 269,948	355,854 320,683	
	Chattanooga Columbus	Walkup Detached/Ser	103,445	142,830 158,615	181,076 192,390	236,303 235,232	294,424 276,796		Chattnooga Columbus	Walkup Detached/Se	113,789 133,313	157,113 174,476	199,183 211,629	259,933 258,755	323,866 304,475	
	Columbus	Elevator Row House	98,067	137,294	176,521 181,518	235,361 223,185	294,201 265.013		Columbus	Elevator Row House	107,873	151,023 164,140	194,173	258,897 245.503	323,621 291,514	
	Columbus	Walkup	94,582	130,638	165,678	216,331	269,563		Columbus	Walkup	104,040	143,701	182,245	237,964	296,519	
	Macon Macon	Detached/Ser Elevator	122,484 99,250	160,449 138,950	194,750 178,650	238,357 238,200	280,557 297,750		Macon Macon	Detached/Se Elevator	134,732 109,175	176,493 152,845	214,225 196,515	262,192 262,020	308,612 327,525	
	Macon Macon	Row House Walkup	114,820 95,112	150,709 131,315	183,480 166,465	225,870 217,213	268,343 270,634		Macon Macon	Row House Walkup	126,302 104,623	165,779 144,446	201,828 183,111	248,457 238,934	295,177 297,697	
	Savannah	Detached/Sei Elevator		168,462 145.848	204,394 187,519	250,016 250.025	294,230 312,532		Savannah Savannah	Detached/Se Elevator	141,535	185,308 160,432	224,833 206,270	275,017 275.027	323,653 343,785	
	Savannah	Row House Walkup	120,734 100,204	158,379	192,727	237,087 229,044	281,584 285,392		Savannah Savannah	Row House Walkup	132,807 110,224	174,216	211,999 193,010	260,795 251,948	309,742 313,931	
	Valdosta	Detached/Ser	117,818	138,379 154,420 133,769	175,464 187,511 171,988	229,044 229,637 229.318	270,341		Valdosta	Detached/Se	129,599	169,862	206,262 189,186	251,948 252,600 252,249	297,375	
	Valdosta	Elevator Row House	95,549 110,334	144,909	176,506	217,443	286,647 258,414		Valdosta Valdosta	Elevator Row House	105,103 121,367	147,145 159,399	194,156	239,187	315,311 284,255	
	Valdosta	Walkup	91,210 HOME 221/	125,895 d)(3) Unit Subsidy L	159,553 inits	208,108	259,274		Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201	
			Unit Cost Li				0 BR 110.481	1 BR 126.647	2 BR 154.003	3 BR	4 BR	1		Minimum 1.000	Maximum 0	Maximum is proje
C.d			Specification				Scale					1		Minimum	Maximum	
Category Annual Operating Expenses																
Annual Operating Expenses			Urban	City of Atlanta Other MSA			Per Unit Per Unit							4,500	n/a n/a	
			Rural	MSA Non-MSA w/out U	JSDA Financing		Per Unit Per Unit							3,500	n/a n/a	
Replacement Reserve Pym			Rehab	Non-MSA with U	SDA Financing		Per Unit Per Unit							3,000 350	n/a n/a	
,			New	v and Duplex			Per Unit Per Unit							250 420	n/a n/a	
			Historic Reh				Per Unit							420	n/a	
Development Costs Pre-Development Costs			Tax Credit A	plication Fee			Per Project - F	or Profitor J	oint Venture						500	
			Tax Credit A	etter of Determination	n Fee		Per Project - I								500 000	
			DCA HOME	Consent Loan Pre- Consent Loan Pre-	Application Fee		Per Project - I Per Project - I		oint Venture						000	
Hard Costs			Rehab	Consent Loan Pre-	Application ree		Avg Per "Dwe	ling" unit har	d costs - not in	cluding commun	ty bldgs and (common areas.		25,000	see UCL	
Construction Contingency			New				OR Dollar am	ount	ction Hard Cos					N/A N/A	5% 500,000	
			Rehab				LESSER OF OR Dollar am	ount						N/A N/A	7% 500,000	
Builder Profit Builder's Overhead			n/a n/a							of Contingency of Contingency				n/a n/a	6% 2%	
General Requirements (exclu Professional Services	sive of Contractor	Svcs)	n/a Green Build	ing Consultant Fee						of Contingency				n/a n/a	6% 20,000	
DCA-Related Costs			LIHTC Alloc				Percent of Cri Percent of Cri							8	5% 5%	
			HOME From	t-End Analysis Fee										3,	000	
				ication Amendment Monitoring Fee	LIHTC Fee (both		Per Unit	mination						800	n/a	
					USDA 515 or UR Single Family Deta	FA Fee ached or Duplex fee	Per Unit Per Dwelling							400	n/a n/a	
					HOME Non-compliant Re	inspection Fee	Per Unit Per Unit or Fil	P	Plus travel					750	n/a 75	
Developer's Fee							Maximum Maximum Wa		for 4% bond a	nnlications				1,80	0,000	
			Identity of In	terest	New Construction			udgeted DF	- Demo - uw L	and)		-			5% 5%	
						portion b portion	% of (TDC - b	udgeted DF	- uw Land - Ac	ncluding Acquisit q Lgl Fees - Exis	ting Structure	s)		1	5%	
					Rehabilitation % I	DF to bldg acq	% of (TDC - b	udgeted DF	- uw Land)	ng Lgil Fees - Exis		5)		1	5% 5%	
			No Identity of				LESSER OF OR percentage		uw Land - bud	geted DF - Bldr p	rofit)			1	5% ?	
				Term (Years) % of Total DF										0	15 50%	
Operating Deficit Reserve							Mths of Year Mths of Year							6	n/a n/a	
Rent-Up Reserve							Mths of project							3	n/a n/a 000	
LIHTC Final Inspection Fee Proforma Operating Forecas							Per Project							L3,		
Number of Persons in Famil	ly and Percent	age Adjustmen	nts for Rent C	alculations			1 70%	2 80%	3 90%	4 Base	5 108%	6 116%	7 124%	8 132%	Ŧ	
Revenue Growth Rate V&C Loss Rate (Non-PBRA	/USDA)						Per Operation Per Operation	Year							1% 1%	
V&C Loss Rate (PBRAUSE Operating Expense Growth	NA)						Per Operation Per Operation	Year							9% 9%	
Replacement Reserve Annu	ual Payment Gr						Per Operation	Year							5% 5%	
Operating Reserve Annual Setasides	rayment Grow	tn Rate	Nonprofit				Per Operation Percent of ava		dit pool					1	0%	
			CHDO				Amount from	state HOME	allocation					4,00	0,000	
Pools			Rural Flexible				Percent of ava Percent of ava								5% aining	
Unit Accessibility				r Mobility Disabled R	tesidents		Percent of To								5%	
Unit Accessionity				With Roll-In Show			Percent of Un Percent of To	its Equipped	for Mobility Dis	abled				4	0% 2%	
							Assumed Fa # Bdrms 0 1 2 3 4 5	amily Size <i>I</i> 0.7 0.75 0.9 1.04 1.16 1.28	Adjustments <u>AFS</u> 1 1.5 3 4.5 6 7.5							

DCA UTILITY ALLOWANCES

					NORTHERN R	SOUTHERN Region						
Unit Type	Use	Appliance T	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Larger	Heating	Natural Gas	6	8	10	12	16	5	8	9	11	14
Apartment		Propane	22	30	37	46	56	17	26	30	39	48
		Electric	9	13	17	20	26	6	11	13	16	20
Building (5+		Electric Heat I	4	5	6	9	11	2	2	3	4	5
Units)	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 Electr	ric Electric	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	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 Coller	ction	15	15	15	15	15	15	15	15	15	15
	Range/Micro	ov Electric	11	11	11	11	11	11	11	11	11	11
	Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13
Lowrise	Heating	Natural Gas	1	10	12	16	20	6	8	10	12	15

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	10	14	21	25	29	10	14	21	25	29
		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	12	16	19	24	7	9	12	15	18
Family		Propane	30	43	56	70	89	22	30	41	50	63
Home		Electric Electric Heat I	14 9	20 14	26 16	31 18	39 24	10 4	14 6	18 7	22 8	28 11
nome	Cooking	Natural Gas	2	3	3	4	24 5	2	3	4	5	6
	Cooking		2	11	13	4	20	11	13	17	22	26
		Propane Electric	5	7	9	15	15	5	7	9	11	15
	Other Electri		17	24	30	37	47	17	23	30	36	46
	Air Cond.	Electric	6	24	11	14	47	9	13	17	20	27
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
	THUL WARE	Propane	11	15	22	26	30	11	15	22	26	30
		Electric	9	14	19	20	28	9	14	18	23	28
	Water	LINCER.	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	w Electric	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
		Electric	13	18	23	28	35	9	13	16	20	26
Attached		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	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		15	15	15	15	15	15	15	15	15	15
	Range/Micro		11	11	11	11	11	11	11	11	11	11
	Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13

1	
1	
1	
1	
1	
1	
1	
1	
1	
1	
1	
L	

NAM NAM NAM NAM NAM <th>Area</th> <th>2016 AMI</th> <th>State</th> <th>County Name</th> <th>Litility Donion</th> <th>(Non)Metropolitan SA</th> <th>MSA?</th> <th>FMR MSA</th> <th>FMR MSA</th> <th>DCA Pural</th> <th>Tax-Exempt</th> <th>City</th> <th>County</th> <th>Cities w/</th> <th></th>	Area	2016 AMI	State	County Name	Litility Donion	(Non)Metropolitan SA	MSA?	FMR MSA	FMR MSA	DCA Pural	Tax-Exempt	City	County	Cities w/	
Math Math Math Math M	Albany	41,700	AL		South		Non-MSA	Appling Coun			Abbeville Housing Authority		WILCOX	Abbeville	
Math No No No No No<	Appling Co. Athens: Clarke Cr.								N						Has LIHTC Project
Mathem Base Base Base Base <th< td=""><td>Atkinson Co.</td><td>35,400</td><td>AR</td><td>Baker</td><td>South</td><td>Albany</td><td>MSA</td><td>Albany, GA M</td><td>Ŷ</td><td>Urban</td><td>Adairsville Downtown Development Authority</td><td>Adel</td><td>Cook</td><td>Adrian</td><td>Has LIHTC Project</td></th<>	Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA M	Ŷ	Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian	Has LIHTC Project
No. Pool Pooo Pool Pool Po	Atlanta-Sandy Sp Augusta-Richmor								N		Albany-Dougherty Inner City Authority Alma Drawtown Development Authority			Alamo	Has LIHTC Project
bit bit bit bit bit <td>Bacon Co.</td> <td>49,400</td> <td>CT</td> <td>Barrow</td> <td>North</td> <td>Atlanta-Sandy Springs-Marietta</td> <td>MSA</td> <td>Atlanta-Sandy</td> <td>Y</td> <td>Urban</td> <td>Arabi Industrial Development Authority</td> <td>Alamo</td> <td>Wheeler</td> <td>Alma</td> <td>Has LIHTC Project</td>	Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma	Has LIHTC Project
brief App App App </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									Y						
Bind D <thd< th=""> D <thd< th=""> <thd< th=""></thd<></thd<></thd<>		36,200						Berrien Coun	Ň				Lamar		Has LIHTC Project
NumbOODDD </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									Y						
blac blac <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y</td> <td></td> <td>Bacon County Development Authority</td> <td></td> <td></td> <td></td> <td></td>									Y		Bacon County Development Authority				
Charter Control Lon Lon <thlon< th=""> Lon Lon <thl< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Y</td><td></td><td>Banks/Habersham Counties Joint Development Authority</td><td></td><td></td><td></td><td>Has LIHTC Project</td></thl<></thlon<>									Y		Banks/Habersham Counties Joint Development Authority				Has LIHTC Project
Charton Conton Conton Conton Conton Conton </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y N</td> <td></td> <td>Barnesvile Housing Authority Bartow-Cartersville Joint Development Authority</td> <td></td> <td></td> <td></td> <td>Has LIHTC Project</td>									Y N		Barnesvile Housing Authority Bartow-Cartersville Joint Development Authority				Has LIHTC Project
Dath Dist Dist Dist Dist D									Y						
Charter Control Line Participant Antion And Decision									Ň						
Darba Darba <t< td=""><td></td><td>61,300</td><td>ME</td><td></td><td></td><td>Camden Co.</td><td></td><td>Camden Cou</td><td>N</td><td></td><td>Bowdon Housing Authority</td><td></td><td></td><td>Baldwin</td><td>Has LIHTC Project</td></t<>		61,300	ME			Camden Co.		Camden Cou	N		Bowdon Housing Authority			Baldwin	Has LIHTC Project
Chi-C Chi-C <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N Y</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									N Y						
Carbon No. No. No.<	Clinch Co.	43,900	M	Catoosa	North	Chattanooga	MSA	Chattanooga,	Ŷ	Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville	Has LIHTC Project
bit Dist Dist <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									N						
Char Constr Constr </td <td>Columbus</td> <td>51,800</td> <td>MO</td> <td></td> <td></td> <td>Columbus</td> <td>MSA</td> <td></td> <td>Ŷ</td> <td>Rural</td> <td></td> <td>Arnoldsville</td> <td></td> <td></td> <td>Has LIHTC Project</td>	Columbus	51,800	MO			Columbus	MSA		Ŷ	Rural		Arnoldsville			Has LIHTC Project
bin constant constant <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									N						
bit bit <td>Dalton</td> <td>45,300</td> <td>NV</td> <td></td> <td>North</td> <td>Athens-Clarke Co.</td> <td>MSA</td> <td>Athens-Clarki</td> <td>Ý</td> <td>Urban</td> <td>Byron Redevelopment Authority</td> <td>Atlanta</td> <td>Fulton</td> <td>Brunswick</td> <td>Has LIHTC Project</td>	Dalton	45,300	NV		North	Athens-Clarke Co.	MSA	Athens-Clarki	Ý	Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick	Has LIHTC Project
b b N									N					Buchanan Buono Visto	Has LIHTC Project
Bale Cont Cont Cont Cont						Clinch Co.			Ň					Buford	
ImachNo. <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Y</td><td></td><td>Carroliton Redevelopment Authority</td><td>Austell</td><td></td><td></td><td></td></th<>									Y		Carroliton Redevelopment Authority	Austell			
Inth Cond Cond Cond Cond C									N						
Instr (1)<									Y						
Carcel Biol Biol Carcel Biol									N						
Book Book <t< td=""><td>Gainesville</td><td>53,000</td><td>PA</td><td>Crawford</td><td>North</td><td>Macon</td><td>MSA</td><td>Macon, GA M</td><td>Ŷ</td><td>Rural</td><td>Central Georgia Joint Development Authority</td><td>Baldwin</td><td>Habersham</td><td>Carrollton</td><td>Has LIHTC Project</td></t<>	Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Ŷ	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton	Has LIHTC Project
Calebox 1 No. No.<									N						
chorder 3.20 T.Y No.20 Mate Mate Mate Mate <	Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ŷ	Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown	Has LIHTC Project
 Macher M. 200 Michael M. 200 M. M. Martine M. M. M. Songer M. M.									N						
Index CondSoldUnderMarging <th< td=""><td>Habersham Co.</td><td>49,900</td><td>UT</td><td>Dodge</td><td>South</td><td>Dodge Co.</td><td>Non-MSA</td><td>Dodge Count</td><td>Ň</td><td>Rural</td><td>City of Alpharetta Development Authority</td><td>Bellville</td><td>Evans</td><td>Chickamaug</td><td>Has LIHTC Project</td></th<>	Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	Ň	Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamaug	Has LIHTC Project
Int CaR.10With <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									N						
beb.C.1500101Ends502Vieta100100Non-ColorNon-ColorNon-ColorNon-Non-ColorNon- <t< td=""><td>Hart Co.</td><td>48,700</td><td>WA</td><td></td><td></td><td>Atlanta-Sandy Springs-Marietta</td><td>MSA</td><td></td><td>Ý</td><td></td><td>City of Claxton Downtown Development Authority</td><td>Berlin</td><td></td><td>Clayton</td><td>Has LIHTC Project</td></t<>	Hart Co.	48,700	WA			Atlanta-Sandy Springs-Marietta	MSA		Ý		City of Claxton Downtown Development Authority	Berlin		Clayton	Has LIHTC Project
JAMORU.NO									N						
jubic 3/2 Finishi Game Game Based Finishi Grap Comme Hes Hes< Hes Hes <									Y						
jette:jett									N						
Jathoo of AlsoFineInfine <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									N						
Lumber 				Fannin					N					Cordele	Has LIHTC Project
 Linch C. Linch C.									Ŷ						
Lines Lines No. Mather Marties				Forsyth		Atlanta-Sandy Springs-Marietta			Y		City of Sugar Hill Downtown Development Authority	Blue Ridge		Crawford	Has LIHTC Project
bacic <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>N Y</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									N Y						
Micheller 4 100 Open Solar Form Desk Marka Construction Biolity Desk Marka Marka Marka Marka	Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	Ň	Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert	Has LIHTC Project
InterCo. 1,200 Code Code No. Rest Constr Constr Sector Sector Sector Sector									N			Bonanza Boston			Has LIHTC Project Has LIHTC Project
Internet Synol Coning Number North Coning Carl North North North	Miler Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Cour	N	Rural	Consolidated Housing Authority of Talbot County, Georgia		Morgan	Dalton	Has LIHTC Project
Integrands Altabase Control Material System Materia System Materia System <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									N						
Imp Mark Name Mark Name Mark Name Mark Name Mark Name Name Designed Addreg Name Na	Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ŷ	Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville	Has LIHTC Project
Part Co. 93.00 North Harcan North Harcan North Harcan Douglas Hall Trype Part Co. 93.00 Hara North Hara Hara <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>N</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									N						
PAdCac 95.000 Hirts Non Calandors No. Results No. Results	Peach Co.	53,900		Hancock	North	Hancock Co.	Non-MSA	Hancock Cou	Ň	Rural	Development Authority of Appling County	Bremen	Haralson	Douglas	Has LIHTC Project
Jakaba Pixel Into Into Into Non-SNA Non-SNA <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									Y						
Data Co. 3.200 Herry Nam. Asta Sarty Sarty Parket MA Market Sarty Y Usina Devokprint Althorty of Battica Coring. Biota Coring. Biot									Ň					Duluth	Has LIHTC Project
Internet Solution Norm									Y		Development Authority of Banks County				
Intern 64.60 Jackon Nem Jackon Nem Real Development Autory of Bools Coarty, Coar									Y						
Samper Singer Imper Main Antini Samping Singers Marking MSA Altans Sambi V Uban Monthal Markan									N						
Schly Co. S180 Mel Davis Non Ma Mel Davis Co. Non Ma Run Development Autority dista: Courty Bud Wa Marine Elemon Heal LHTC Project Semitoric 37.00 Jahrise Sunth Mellers Co. Non MA Mellers Co. Non M						Jackson Co. Atlanta-Sandy Springs-Marietta			N Y						
Sametic 37.200 Jerkins Sametic Norma	Schley Co.			Jeff Davis		Jeff Davis Co.			N	Rural	Development Authority of Burke County				Has LIHTC Project
Spheren 8,200 Johnen Marten Name Name Name Rame Development Altrohydi Clantsolu Byrank Dodu Fair Hall LHTC Project Samari Co. 43.00 Lamer Samari Co. Mixe Marce Nixe Marce Nixe Marce Mixe Marce Mixe Marce Mixe Marce Mixe Mixe <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>N</td><td></td><td>Development Authority of Butts County Development Authority of Carroll County</td><td></td><td></td><td></td><td></td></t<>									N		Development Authority of Butts County Development Authority of Carroll County				
Synther Co. 43.30 Lunner Norm Londr Co. MSA Landr Co. Norm Rand Development Autority of Challes Courty Calsed L Larrers Filegand H Has LHTC Project Table Co. 30.50 Larrers Suth Nadra LO. Norm Nadra LOT Project Calary Calary Calary Calary Calary Folds Norm	Stephens Co.	48,200		Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N	Rural	Development Authority of Cartersville	Byromville	Dooly	Evans	Has LIHTC Project
Table Co. 9.000 Luneire Sond Valoria Mail Valoria North Mail Later Co. North Mail Rand Overspinner Advorty of Chansics Cu. Grad Grad Grad Figurate H Has LHTC Popiet Tabler Co. 3.500 Like N Sond Haura Co. North Mail Alexang GAU Valoria Grady Grady Grady Folder Sond									Y						
Tathal Ca. 48.400 Lee Such Many MSA Many (GM) Ranal Development Autory of Calgor County Calary Grady Fields conty Field County	Talbot Co.	40,000			South		MSA		Ŷ	Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hi	Has LIHTC Project
Type Co. 35.90 Libry Sum Hanseller Graham MAA Hanseller Graham Victual Deschament Autory of Coles Courty Canale Wurren Forstel Pair A Has LHTC Project Thoma Co. 4.000 Long Suith Long Co. MAS Long Co. MAS Long Co. MAS Long Co. MAS Long Co. Long Co. Long Co. Mass Long Co. Has LHTC Poince Long Co. Long Co.<									N						
Thema Ca 4.000 Long Ca MA Long Cacher, MA Frank	Taylor Co.	35,900		Liberty	South	Hinesville-Fort Stewart	MSA	Hinesvile-For	Ŷ	Urban	Development Authority of Cobb County	Camak	Warren	Forest Park	Has LIHTC Project
Th Co. Q 200 Longers Sum Value MAD Value Made Made <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Y</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									Y						
Tombs Co. 4,700 Lungin Rum Lungin Co. Non-MSA Lungin Co.									Ý		Development Authority of Conjers, Georgia				
Timedian G. 67.500 Madron Norm Alters Cale Ga MSA Alters Cale Ga Personal Descipant Alters of a Cale Gampa Cale Barrow Pf. Organo Pias LittCP Opeies Tume Go 52.000 Madron Norm Alters Cale Ga NSA Cale Sa Solo Descipant Alters of a Cale Gampa Carl Barrow Pf. Organo Pias LittCP Opeies Tume Go 33.100 Madron Sola Massa Sola Massa Sola Massa Sola Massa Gampa Sa Gampa S									N						
Tong Ca. 52.000 Matom Matom Mato Mato Calmbas MSA Quarks No Quarks Calmbas Calmbas MSA Quarks No Quarks Calmbas Calmb									Y						
Ising Ca 49,00 Matterin Sum Burnanick MSA Burnanick Main Party and Designment Adhrony of Dought County Caraltable Caraltable Caraltable Garantable Statu Heal LHTC Popiest Has LHTC Popiest Valoba 53,30 Mare Sam Mare County North Mark North Mark Sam Sam Sam Sam Sam Mare County Caraltable Sam Sam <td></td> <td></td> <td></td> <td>Marion</td> <td></td> <td>Columbus</td> <td>MSA</td> <td>Columbus, G</td> <td>Y</td> <td>Rural</td> <td>Development Authority of Dawson County</td> <td></td> <td></td> <td>Gainesville</td> <td>Has LIHTC Project</td>				Marion		Columbus	MSA	Columbus, G	Y	Rural	Development Authority of Dawson County			Gainesville	Has LIHTC Project
Upon Co. 4,700 Member More									Y						
Water Co. 9.700 Mitted Sum Mitted Co. No. Name Runal Development Autority of Ethn Carup, Ethn Carup, Co. ¹ Mithin Unit	Upson Co.	44,700		Meriwether	North	Meriwether Co.	MSA	Meriwether C	Ŷ	Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray	Has LIHTC Project
Values Status Marris Marris<									N		Development Authority of Effingham County	Cedl	Cook		
Watchington 40.000 Morgan Morgan Murgan Ca 47.000 Morgan Ca 47.000 M	Warner Robins	59,300		Monroe	North	Monroe Co.	MSA	Monroe Cour	Y		Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early	Griffin	
Wayer Co. 44.60 Marray Norm Marray Con MSA Marray Con Y Rural Development Autory of Fastor Centrahathere Heard Hampton Haas LHTC Popied: Weber Co. 32.80 Marray Con MSA Autory Con Y Urban Development Autory of Fastor Charabia Brad Marray Hampton Haas LHTC Popied: Wheel Co. 32.80 Netron Autoria Marray Con Y Urban Development Autory of Fasy Courty Charabia Marray Haller (Popied: Wheel Co. 32.80 Netron Autoria Marray Con Y Urban Development Autory of Fasy Courty Charason Marray Hampton Hais LHTC Popied: With Co. 32.60 Opphristic NEA Altric Santy N Real Cont Development Autory of Grant Courty Characong Development Autory of Grant Courty Characong Development Autory of Grant Courty Characong Development Autory of Harafon Courty Characong Development Autory of Harafon Courty Characong Development Autory of Harafon Courty <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Montgomery Morgan Court</td><td>N</td><td></td><td>Development Authority of Emanuel County</td><td>Cedartown</td><td>Polk</td><td></td><td>Has LIHTC Project</td></td<>								Montgomery Morgan Court	N		Development Authority of Emanuel County	Cedartown	Polk		Has LIHTC Project
Wheek Co. 32,400 Neutrin Neutrini Attantis Samdy Syngrag-Material MSA Attanta Samdy Syngrag-Material Uthan Development Autority of Grayh County Chatsomh Murray Hale IMT Project Witho Co. 52,600 Ocone Nem A Attantis Samdy Syngrag-Material NSA Attanta-Cairly V Rural Development Autority of Grayh County Chattanooga Waller Hansword Has LHTC Project Withor Co. 52,600 Opdentoppe Nom Attanta-Sandy Syngrav Nom Hansword Hash Chattanooga Waller Hansword Hash LHTC Project Withor Co. 52,600 Opdentopped Autority of Cardato County Chattanooga Waller Hauskunnthe Haus LHTC Project Withor Co. 5,000 Padding Terms Autority of Cardato County Chattanooga Waller Hauskunnthe Haus LHTC Project Withor Co. 5,000 Proding Terms Autority of Hans County Chattanooga Waller Hauskunnthe Haus LHTC Project Withor Co. 5,000 Prote Co. Nom AA Attania Sandy Syngrever Material Non AA Attania Sandy Syngrever Material Haus LHTC Project <t< td=""><td>Wayne Co.</td><td>44,600</td><td></td><td>Murray</td><td>North</td><td>Murray Co.</td><td>MSA</td><td>Murray Coun</td><td>Ŷ</td><td>Rural</td><td>Development Authority of Fairburn</td><td>Centralhatchee</td><td>Heard</td><td>Hamilton</td><td>Has LIHTC Project</td></t<>	Wayne Co.	44,600		Murray	North	Murray Co.	MSA	Murray Coun	Ŷ	Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton	Has LIHTC Project
White Co. 52,600 Opcime Norm Attem Scale MSA Attem Scale Rural Development Autority of ruins County Chattaboother Euton Hank Mill Hass LIHT C Popiest Wilks Co. 39,600 Ogénitory Norm Attabacture NSA Attabacture Vilkan Chattaboother Euton Hank Mill Hass LIHT C Popiest Wilks Co. 45,000 Pauling Norm Attabacture NormAS Attabacture NormAS	Webster Co.								Y		Development Authority of Floyd County Development Authority of Formath County	Chamblee	DeKalb	Hampton	Has LIHTC Project
Witce Ca. 39,60 Ogéntope Nom Alters Ca. MSA Alters Cain V Rural Development Autority of Control County Chalanooga V Waler Hankmandle Has LHTC Popiet Witkes Ca. 40,60 Paulding Norm Normal Sandy Syrings-Markets MSA Alter Sandy V Utaba Chalanooga V Waler Hankmandle Has LHTC Popiet Witkes Ca. 45,00 Pauld Norm Normal Sandy Syrings-Markets MSA Alter Sandy V Utaba Characoga V Waler Halabeurst	White Co.	52,600		Oconee	North	Athens-Clarke Co.	MSA	Athens-Clarki	Y	Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell	Has LIHTC Project
Wilkson Ca. 45,200 Peach Norm Neural Norm Peach Court Norm All International Status Peach Court Cou									Y		Development Authority of Gordon County				
Priorin Namini Samidy Syngray-Subrick Maturia Samidy Syngray-Subrick Uthan Development Autoryly of Hamin Scorety Checker Dodg Hawassee Hau LHTC Project Priors South Priors Co. Non-MSA Priors Co.nth N Regala Development Autoryly of Hamin Scorety Checkmang Main Han Sum Cy Project Prior Nem All Attanta-Samidy Syngray-Subrick Main Main Han Sum Cy Project Ha				Peach	North	Peach Co.	Non-MSA	Peach Count	N	Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena	Has LIHTC Project
Pie Norm Attraits Samdy Syntype Marketa MSA Marketa									Y		Development Authority of Harris County	Chester			
Polit Norm Polit Co. Norm MAD. Polit County Rural Development Autority of Japper County Claston Defails Honoravelle Has LHTC Project Paina Sunth Painario Co. Norm MAD. Painario County Claston Development Autority of Jafferson County Claston Development Autority of Jafferson County Claston Homewille Has LHTC Project Painam Norm MAD. Painam County Norm MAD. Painam County Norm MAD. Painam County Claston Leadon Has LHTC Project Quimam Sunth Quimam County Norm MAD. Norm AGN. Norma County Norm MAD. Norm AGN. Norma County Norma County Claston Hal LHTC Project Quimam Sunth County Norm AGN. Norma County Norma County Claston Hal LHTC Project				rrerce Pike		Atlanta-Sandy Springs-Marietta		Atlanta-Sandy	Y		Development Authority of Houston County	Clarkesville			Has LIHTC Project
Putnam North Putnam Co. Non-NGA Putnam Cou N Runal Development Authority of Metricon, Georgia Cutvon Rabun Ideal Has LHTC Project Outman South Outman Co. Non-NGA Outman Cou N Runal Development Authority of Jenise County Clemont Hail Jackson Has LHTC Project				Polk	North	Polk Co.	Non-MSA	Polk County,	N	Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville	Has LIHTC Project
Outman South Outman Co. Non-MSA Outman Cou N Rural Development Authority of Jenkins County Clermont Hal Jackson Has LIHTC Project									N		Development Authority of Jefferson County Development Authority of Jefferson, Georgia				
Ratun North Raturi Co. Non-MISA Raturi Count N Rurfal Development Authority of Johnson County, Ceorgia Cleveland While Jasper Has LIHTC Project				Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N	Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson	Has LIHTC Project
				Rabun	North	Radun Co.	Non-MSA	Rabun Count	N	Rural	Development Authority of Johnson County, Georgia	cleveland	white	Jasper	Has LIHTC Project

Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N	Rural	Development Authority of Jones County	Climax	Decatur
Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y		Development Authority of LaFayette	Cobbtown	Tattnal
Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ý		Development Authority of LaGrange	Cochran	Bleckley
Schlev	North	Schlev Co.	Non-MSA	Schlev Count	Ň		Development Authority of Lanier County	Cohutta	Whitfield
Screven	South	Screven Co.	Non-MSA	Screven Cou	Ň		Development Authority of Lawrenceville, GA	Colbert	Madison
Select City first		: Select City first					Development Authority of Lee County	Coleman	Randolph
Seminole	South	Seminole Co.	Non-MSA	Seminole Cor	N		Development Authority of Lumpkin County	College Park	Fulton
Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Ŷ		Development Authority of Macon County	Colins	Tattnall
Stephens	North	Stephens Co.	Non-MSA	Stephens Co	Ň		Development Authority of McDuffle County	Colquit	Miler
Stewart	South	Stewart Co	Non-MSA	Stewart Cour	N		Development Authority of McDuffle County and the City of	Columbus	Muscogee
Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N		Development Authority of Mitchell County	Comer	Madison
labot	North	Talbot Co.	Non-MSA	Talbot County	N	Rural	Development Authority of Monroe County	Commerce	Jackson
Fallaferro	North	Tallaferro Co.	Non-MSA	Talaferro Cou	N		Development Authority of Morgan County	Concord	Pike
Fattnall	South	Tattnall Co.	Non-MSA	Tattnall Coun	N		Development Authority of Palmetto	Conley	Clavton
Tavlor	North	Taylor Co.	Non-MSA	Taylor County	N		Development Authority of Peach County	Convers	Rockdale
Telfair	South	Telfair Co.	Non-MSA	Telfair County	N		Development Authority of Peachtree City	Coolidge	Thomas
Ferrell	South	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Pike County	Cordele	Crisp
Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	Ň		Development Authority of Polk County	Corinth	Heard
Dit	South	Tết Co.	Non-MSA	Tift County, G	N	Rural	Development Authority of Rabun County	Cornella	Habersham
Foombs	South	Toombs Co.	Non-MSA	Toombs Cou	N		Development Authority of Richmond County	Country Club E	
Towns	North	Towns Co.	Non-MSA	Towns Count	N	Rural	Development Authority of Rockdale County	Covination	Newton
Freutlen	South	Treutien Co.	Non-MSA	Treutien Cou	N	Rural	Development Authority of Screven County	Crawford	Oglethorpe
Froup	North	Troup Co.	Non-MSA	Troup County	N	Rural	Development Authority of Seminole County and Donalsonv	Crawfordville	Tallaferro
Furner	South	Turner Co.	Non-MSA	Turner Count	N	Rural	Development Authority of St. Marys	Crooked Creek	Putnam
l'wiqqs	North	Macon	MSA	Macon, GA M	Y	Rural	Development Authority of Talbot County	Culloden	Monroe
Jnion	North	Union Co.	Non-MSA	Union County	N	Rural	Development Authority of Telfair County	Cumming	Forsyth
Jpson	North	Upson Co.	Non-MSA	Upson Count	N	Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee
Nalker	North	Chattanooga	MSA	Chattanooga,	Y	Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph
Nalton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett
Nare	South	Ware Co.	Non-MSA	Ware County	N	Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin
Narren	North	Warren Co.	Non-MSA	Warren Coun	N	Rural	Development Authority of the City of Homeland	Daisy	Evans
Nashington	North	Washington Co.	Non-MSA	Washington C	N	Rural	Development Authority of the City of Jasper	Dallas	Paulding
Nayne	South	Wayne Co.	Non-MSA	Wayne Count	N	Rural	Development Authority of the City of Jeffersonville and Twic	Dalton	Whitfield
Nebster	South	Webster Co.	Non-MSA	Webster Cou	N	Rural	Development Authority of the City of Marietta	Damascus	Early
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N	Rural	Development Authority of the City of Miledgeville and Baldy	Danielsville	Madison
Mhite	North	White Co.	Non-MSA	White County	N	Rural	Development Authority of the City of Newnan	Danville	Wikinson
Whitfield	North	Dation	MSA	Dalton, GA H	Y	Urban	Development Authority of the City of Oakwood	Darien	McIntosh
Micox	South	WILCOX CO.	Non-MSA	Wilcox Count	N	Rural	Development Authority of the City of Roswell	Dasher	Lowndes
Wikes	North	Wikes Co.	Non-MSA	Wikes County	N	Rural	Development Authority of the City of Vienna	Davisboro	Washington
Wikinson	North	Wikinson Co.	Non-MSA	Wilkinson Cou	N	Rural	Development Authority of the Unified Government of Athen	Dawson	Terrell
North	South	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Tilt County	Dawsonville	Dawson
		-					Development Authority of Union County	De Soto	Sumter
							Development Authority of Vidala	Dearing	McDuffie

Rural Rural	Development Authority of McDuffle County Development Authority of McDuffle County and the City of		Miler Muscogee
Rural	Development Authority of Mitchell County	Comer	Madison
Rural Rural	Development Authority of Monroe County Development Authority of Morgan County		Jackson Pike
Rural	Development Authority of Palmetto	Conley	Clayton
Rural Rural	Development Authority of Peach County Development Authority of Peachtree City		Rockdale Thomas
Rural	Development Authority of Pike County	Cordele	Crisp Heard
Rural	Development Authority of Polk County Development Authority of Rabun County	Cornella	Habersham
Rural	Development Authority of Richmond County	Country Club E	Bulloch Newton
Rural	Development Authority of Screven County	Crawford	Oglethorpe
Rural	Development Authority of Seminole County and Donalsonv Development Authority of St. Marys	Crawfordville Crooked Creek	Tallaferro Putnam
Rural	Development Authority of Talbot County		Monroe Forsyth
Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee
Rural Urban			Randolph Gwinnett
Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin
Rural	Development Authority of the City of Jasper	Dallas	Evans Paulding
Rural Rural	Development Authority of the City of Jeffersonville and Twic Development Authority of the City of Marietta	Dalton Damascus	Whitfield Early
Rural	Development Authority of the City of Miledgeville and Baldv	Danielsville	Madison
Urban	Development Authority of the City of Oakwood	Danville Darien	Wikinson McIntosh
Rural	Development Authority of the City of Roswell	Dasher Davisboro	Lowndes Washington
Rural	Development Authority of the Unified Government of Athen	Dawson	Terrell
Rural	Development Authority of Tilt County Development Authority of Union County	Dawsonville De Soto	Dawson Sumter
	Development Authority of Vidalia	Dearing	McDuffle DeKalb
	Development Authority of Warner Robins	Deenwood	Ware
	Development Authority of Warren County Development Authority of Washington County		Washington Habersham
	Development Authority of Wheeler County	Denton	Jeff Davis Elbert
	Development Authority of Whitfield County	Dexter	Laurens
	Development Authority of Wikinson County	Dillard Dock Junction	Rabun Glynn
	Downtown Camilla Development Authority	Doerun	Colquitt
	Downtown Dation Development Authority Downtown Development Authority for the City of Garden C	Dooling	Seminole Dooly
	Downtown Development Authority for the City of Hahira, Ge Downtown Development Authority for the City of Savannah	Doraville	DeKalb Coffee
	Downtown Development Authority for the City of Warner R	Douglasville	Douglas
	Downtown Development Authority of Albany, Georgia	Du Pont	DeKab Clinch
	Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens Laurens
	Downtown Development Authority of Avondale Estates	Duluth	Gwinnett
	Downtown Development Authority of Baxley	Dutch Island	DeKalb Chatham
	Downtown Development Authority of Bremen		Hart Laurens
	Downtown Development Authority of Centerville	East Ellijay	Gimer
	Downtown Development Authority of Columbus, Georgia	East Griffn East Newnan	Spalding Coweta
	Downtown Development Authority of Cordele	East Point	Fulton
	Downtown Development Authority of Douglas	Eatonton	Dodge Putnam
	Downtown Development Authority of Fairburn Downtown Development Authority of Fitzgerald	Edgehill Edison	Glascock Calhoun
	Downtown Development Authority of Forsyth	Elberton	Elbert Schlev
	Downtown Development Authority of Fort Gaines, Georgia Downtown Development Authority of Hampton	Ellenton	Colquitt
	Downtown Development Authority of Hartwell, Georgia Downtown Development Authority of Hinesville, Georgia	Ellijay Emerson	Gilmer Bartow
	Downtown Development Authority of Holly Springs	Empire	Dodge Berrien
	Downtown Development Authority of Madison	Ephesus	Heard
			Fannin Murray
	Downtown Development Authority of Monticello, Georgia	Euharlee Evans	Bartow Columbia
	Downtown Development Authority of Pitts, Georgia	Experiment	Spalding
		Fair Oaks Fairburn	Cobb Fulton
	Downtown Development Authority of Social Circle		Gordon Walker
	Downtown Development Authority of the City of Baconton	Faroo	Clinch
	Downtown Development Authority of the City of Buford Downtown Development Authority of the City of Canton, Gr		Fayette Ben Hill
	Downtown Development Authority of the City of Dallas, Ger	Flemington	Liberty Butts
	Downtown Development Authority of the City of Dawson	Flowery Branch	Hall
	Downtown Development Authority of the City of Decatur Downtown Development Authority of the City of Douglasvill		Charlton Clavton
	Downtown Development Authority of the City of Greensbor	Forsyth	Monroe Clav
	Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa
	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	Franklin Franklin Spring	Heard
	Downtown Development Authority of the City of Monroe Downtown Development Authority of the City of Morrow, G	Function	Colquitt
	Downtown Development Authority of the City of Morrow, G Downtown Development Authority of the City of Newnan, C Downtown Development Authority of the City of Norcross	Gainesville Garden City	Hall Chatham
	Downtown Development Authority of the City of Perry	Garfield	Emanuel
	Downtown Development Authority of the City of Rome	Geneva	Meriwether Talbot
	Downtown Development Authority of the City of Rossville		Quitman Glascock
	Downtown Development Authority of the City of Royston	Gillsville	Hall
	Downtown Development Authority of the City of Smithville	Glennville	Burke Tattnall
	Downtown Development Authority of the City of Talapoosa Downtown Development Authority of the City of Thomson	Glenwood	Wheeler Walton
	Downtown Development Authority of the City of Titton	Gordon	Wikinson
	Downtown Development Authority of the City of Vienna	Grantville	Appling Coweta
	Downtown Development Authority of the City of Warrenton	Gray Grayson	Jones Gwinnett
	Downtown Development Authority of the City of Zebulon Downtown Development Authority of the Mayor and City Cr	Greensboro	Greene Meriwether
	Downtown Development Authority of Toccoa	Gresham Park	DeKalb
	Downtown Development Authority of Woodbury Downtown Development Authority of Woodstock	Grovetown	Spalding Columbia
	Downtown Development Authority, City of Forest Park	Gum Branch Gumlog	Liberty Towns
	Downtown Marietta Development Authority	Guyton	Effingham
	Downtown Statesboro Development Authority	Hagan Hahira	Evans Lowndes
	Downtown Waycross Development Authority	Hamilton	Harris Henry
	Elbert County Richard B. Russell Development Authority	Hannahs Mil	Upson
	Elberton Downtown Development Authority d/b/a MainStree Emanuel County Development Authority		Fulton Coweta
	Emanuel-Johnson County Development Authority	Hardwick	Baldwin Columbia
	Fairburn Housing Authority	Harrison	Washington
	Favette County Development Authority	Hawkinsville	Hart Pulaski
	Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis White
	Fort Oglethorpe Downtown Development Authority	Helena	Telfair
	Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Chatham Richmond
	Gainesville and Hall County Development Authority	Heron Bay Hiawassee	Henry Towns
	Georgia Bioscience Joint Development Authority	Higgston	Montgomery Pike
	Glennville Development Authority	Hitonia	Screven
	Glennville Downtown Development Authority	Hinesville Hiram	Liberty Paulding
	Gordon Downtown Development Authority		Brantley Troup
	Greene County Development Authority	Holly Springs	Cherokee
	Habersham County Development Authority		Charlton Banks
	Hapeville Development Authority		Clinch Jackson
	Hawkinsville Housing Authority	Howard	Taylor
	Henry County Development Authority	Ideal	Madison Macon
	Hogansville Development Authority		Madison
	Housing Authority of City of Carroliton	Iron City	Seminole
	Housing Authority of Clayton County	Invinton	Clayton Wikinson
	Housing Authority of Cobb County	Isle of Hope	Chatham
	Housing Authority of Columbus Georgia		Wikinson
		lvey	

Jetterson Jesup Johns Creek	Has Has	LIHTC LIHTC LIHTC	Project
lonoshoro			
Jonesboro Kingsland	Has	LIHTC	Project
Lafayette	Has	LIHTC	Project
Lake Park	Has	LIHTC	Project
Lakeland	Has	LIHTC	Project
Lavonia Lawrenceville	Has	LIHTC	Project
Leesburg	Has	LIHTC	Project
Lexington Lithonia	Has	LIHTC	Project
Locust Grow	Has	LIHTC	Project
Louisville	Has	LIHTC	Project
Ludowici Lula	Has Has	LIHTC	Project
Lumber City	Has	LIHTC	Project
Lyons Mobioton	Has	LIHTC	Project
Macon	Has	LIHTC	Project
Madison	Has	LIHTC	Project
Manchester Marietta	Has Has	LIHTC	Project
Marshallville	Has	LIHTC	Project
Martinez Moveville	Has	LIHTC	Project
Mccaysville	Has	LIHTC	Project
Mcdonough	Has	LIHTC	Project
Metter Midville	Has Has	LIHTC	Project
Miledgeville	Has	LIHTC	Project
Kongalami Kongalami Lagangang Lagangang Lagangang Lagangang Lagangang Lagangang Lagangang Lagangang Lagang	Has	LIHTC	Project
Moultrie	mas Has	LIHTC	Project
Mt. Vernon	Has	LIHTC	Project
Nashville	Has	LIHTC	Project
Ocilla	Has	LIHTC	Project
Omega	Has	LIHTC	Project
Palmetto Peachtree C	Has	LIHTC	Project
Pearson	Has	LIHTC	Project
Pelham	Has	LIHTC	Project
Perity	Has	LIHTC	Project
Pine Mounta	Has	LIHTC	Project
Pooler	Has	LIHTC	Project
Preston	Has	LIHTC	Project
Quitman	Has	LIHTC	Project
Rabun Gap	Has	LIHTC	Project
Richland	Has	LIHTC	Project
Richmond H	Has	LIHTC	Project
Rincon Ringgold	Has	LIHTC	Project
Riverdale	Has	LIHTC	Project
Roberta	Has	LIHTC	Project
Rome	Has Has	LIHTC	Project
Rossville	Has	LIHTC	Project
Roswell	Has	LIHTC	Project
Rossville Rosswell Royston Sandersville Sandy Sprin, Sardis Savannah Scottdale Shelman Smyrna Soperton Sparta Springfield Stockbridge Store Mount Statesboro Stockbridge Store Mount Swansboro Sylvaster Talbotton Thomaston Thomaston Thomaswille Thomason Thomaswille Thomason Thomas Thomason Thomason Thomason Thomason Thomason Thomason Thomason Thomason Sylvaster Talbotton Thomason Thomason Thomason Thomason Thomason Thomason Paces Stockbridge Stockb	Has	LIHTC	Project
Sandy Sprin	Has	LIHTC	Project
Sardis Savannah	Has	LIHTC	Project
Scottdale	Has	LIHTC	Project
Shellman	Has	LIHTC	Project
Smyrna Soperton	Has Has	LIHTC	Project
Sparta	Has	LIHTC	Project
Springfield	Has	LIHTC	Project
Statesboro	mas Has	LIHTC	Project
Stockbridge	Has	LIHTC	Project
Stone Mount	Has Hee	LIHTC	Project Project
Swainsboro	Has	LIHTC	Projec
Sylvania	Has	LIHTC	Projec
Syrvester Talbotton	rias Has	LIHTC	Project
Tennille	Has	LIHTC	Projec
Thomaston	Has	LIHTC	Projec
Thomson	mas Has	LIHTC	Project
Tifton	Has	LIHTC	Projec
Toccoa Trenton Trion Tucker Union City Union Point Valdosta Vidalia	Has	LIHTC	Projec
Trion	Has	LIHTC	Project
Tucker	Has	LIHTC	Project
Union City	Has	LIHTC	Project
Valdosta	Has	LIHTC	Project Project Project Project
Vidalia	Has	LIHTC	Project
Vienna Villa Rica	Has	LIHTC	Project
Villa Rica Wadley Warm Sprinş Warner Robi Warrenton Washington	Has	LIHTC	Projec
Warm Spring	Has	LIHTC	Projec
Warner Robi	Has	LIHTC	Project
Washington	Has	LIHTC	Project
	Has	LIHTC	Projec
Waycross	Has	LIHTC	Project
Waycross Waynesboro	• ndS	LIHTC	Projec
Waycross Waynesboro West Point Willacoochee	Has		Brolog
Waycross Waynesboro West Point Willacoochee Williamson	Has Has	LIHTC	- iojec
Waycross Waynesboro West Point Willacoocher Williamson Winder Woodstock	Has Has Has Has	LIHTC	Project Project
Waycross Waynesboro West Point Willacoocher Williamson Winder Woodstock Wrens	Has Has Has Has Has	LIHTC LIHTC LIHTC LIHTC	Project Project Project Project
Waycross Waynesboro West Point Willacoochee Williamson Winder Woodstock Wrens Wrightsville Young Harris	Has Has Has Has Has	LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC LINTC	Project Project Project Project Project

_

Housing Authority of Fulton County		Butts Telfair
Housing Authority of Gwinnett County Housing Authority of Lee County	Jacksonville Jakin	Early
Housing Authority of Savannah Housing Authority of Screven County	Jefferson	Pickens Jackson
Housing Authority of the City of Acworth Housing Authority of the City of Adel, Georgia	Jeffersonville Jenkinsburg	Twiggs Butts
Housing Authority of the City of Alamo Housing Authority of the City of Albany	Jersey Jesun	Walton Wavne
Housing Authority of the City of Ashburn Housing Authority of the City of Athens, Georgia	Johns Creek	Fulton Clayton
Housing Authority of the City of Augusta, Georgia	Junction City Kennesaw	Tabot
Housing Authority of the City of Bainbridge Housing Authority of the City of Baxley	Keysville	Cobb Burke
Housing Authority of the City of Blackshear Housing Authority of the City of Blakely, Georgia	Kings Bay Base Kingsland	Camdon
Housing Authority of the City of Buford, Georgia Housing Authority of the City of Cairo, Georgia	Kingston	Bartow
Housing Authority of the City of Calhoun Housing Authority of the City of Calhoun	Knoxville	Crawford Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring Housing Authority of the City of Cedartown, Ga.	Lake Park	Clayton Lowndes
Housing Authority of the City of Clarkesville, Ga. Housing Authority of the City of Clarkston		Lanier Catoosa
Housing Authority of the City of Clayton, Georgia Housing Authority of the City of Cleveland, Ga.	Lakeview Estati Lavonia	Rockdale Franklin
Housing Authority of the City of College Park	Lawrenceville	
Housing Authority of the City of Colquitt Housing Authority of the City of Conyers	Leesburg	Lee
Housing Authority of the City of Cornella, Ga. Housing Authority of the City of Covington	Lesle	Cook Sumter
Housing Authority of the City of Crawfordville Housing Authority of the City of Cumming	Liburn	Oglethorpe Gwinnett
Housing Authority of the City of Cuthbert, GA Housing Authority of the City of Dahlonega		Dooly Upson
Housing Authority of the City of Dawson Housing Authority of the City of Decatur, Georgia	Lincolnton	Lincoln Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	Douglas
Housing Authority of the City of Dublin, Georgia Housing Authority of the City of East Point, Georgia	Locust Grove	
Housing Authority of the City of Eastman Housing Authority of the City of Eatonton	Lone Oak	Walton Meriwether
Housing Authority of the City of Edison, GA. Housing Authority of the City of Elaville	Lookout Mount Louisville	Walker Jefferson
Housing Authority of the City of Ellijay, Georgia Housing Authority of the City of Ellijay, Georgia	Lovejay	Clayton
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines Housing Authority of the City of Fort Oglethorpe, Georgia	Lumpkin	Telfair Stewart
Housing Authority of the City of Fort Valley Housing Authority of the City of Gainesville	Luthersville Lyerly	Meriwether Chattooga
Housing Authority of the City of Glennville Housing Authority of the City of Glennville	Lyons	Toombs Cobb
Housing Authority of the City of Grantville	Macon	Bibb
Housing Authority of the City of Greensboro, Georgia Housing Authority of the City of Griffin	Manassas	Morgan Tattnall
Housing Authority of the City of Hahira, Georgia Housing Authority of the City of Hampton, Georgia	Mansfield	Meriwether Newton
Housing Authority of the City of Harlem, Georgia Housing Authority of the City of Hartwell	Marietta Marshalivile	Cobb Macon
Housing Authority of the City of Hinesville, Ga Housing Authority of the City of Hogansville	Martin	Stephens Columbia
Housing Authority of the City of Jasper	Matthews	Jefferson
Housing Authority of the City of 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	McDonough	Fannin Henry
Housing Authority of the City of Lawrencevile, GA Housing Authority of the City of Lithonia, Georgia	McIntyre McRae	Wikinson Telfair
Housing Authority of the City of Loganville, GA	Meansville	Pike
Housing Authority of the City of Louisville Housing Authority of the City of Macon, Georgia		Thomas Tattnall
Housing Authority of the City of Madison, GA Housing Authority of the City of Marietta	Menio Metter	Chattooga Candler
Housing Authority of the City of McDonough Housing Authority of the City of Menlo, Georgia		Burke Liberty
Housing Authority of the City of Metter Housing Authority of the City of Miledgeville and Sparta	Milan	Telfair Baldwin
Housing Authority of the City of Millen	Milen	Jenkins
Housing Authority of the City of Monroe, GA Housing Authority of the City of Monticello	Miner Miton	Lamar Fulton
Housing Authority of the City of Moultrie, Georgia Housing Authority of the City of Mt. Vernon	Mitchell	Fannin Glascock
Housing Authority of the City of Nahunta Housing Authority of the City of Nashville, Georgia	Molena Monroe	Pike
		Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Oakwood, Georgia Housing Authority of the City of Ocilla, Ga Housing Authority of the City of Pearson, Georgia	Montezuma Montgomery Monticello	Macon Chatham Jasper
Housing Authority of the City of Oakwood, Georgia Housing Authority of the City of Ocila, Ga Housing Authority of the City of Pearson, Georgia Housing Authority of the City of Perry, Georgia Housing Authority of the City of Outman	Montezuma Montgomery Monticello Montrose Moody AFB	Macon Chatham Jasper Laurens Lowndes
Housing Authority of the City of Datwood, Georgia Housing Authority of the City of Calla, Ga Housing Authority of the City of Pearson, Georgia Housing Authority of the City of Unitiman Housing Authority of the City of Unitiman Housing Authority of the City of Datesta, GA.	Montezuma Montgomery Monticello Montrose Moody AFB Moreland Morean	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun
Housing Authority of the City of Odakood, Georgia Housing Authority of the City of Ocila, Ga Housing Authority of the City of Derasco, Georgia Housing Authority of the City of Derasco, Georgia Housing Authority of the City of Oduman Housing Authority of the City of Roberta, GA Housing Authority of the City of Roberta, GA	Montezuma Montgomery Monticelo Montrose Moody AFB Moreland Morgan Morganton	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun Fannin
Housing Authority of the City of Odawood, Georgia Housing Authority of the City of Odawood, Georgia Housing Authority of the City of Penson, Georgia Housing Authority of the City of Penson, Georgia Housing Authority of the City of Odawood Housing Authority of the City of Roberts, CA Housing Authority of the City of Roberts, CA Housing Authority of the City of Roberts, CA Housing Authority of the City of Roberts, CA	Montezuma Montgomery Monticello Montrose Moody AFB Moreland Morgan Morganton Morganton Morrow Morven	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun Fannin Clayton Brooks
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oake, Coc Housing Authority of the City of Oake, Coc Housing Authority of the City of Oakeon Housing Authority of the City of Shean Inter-	Montezuma Montgomery Monticello Montrose Moody AFB Moreland Morgan Morganton Morganton Morrow Morrow Morrow Moutrie Mouttrie Mouttrie	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun Fannin Clayton Brooks Colquitt Habersham
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oake, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson Housing Authority of the City of Sander sult Housing Authority of the City of Sander sult	Montezuma Montgomery Montrose Moody AFB Moreland Morgan Morganton Morrow Morven Moutrie Moutrie Mount Aky Mount Vernon Mout Zion	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun Fannin Clayton Brooks Colquit Habersham Montgomery Carrol
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Person, Georgia Housing Authority of the City of Oamina Housing Authority of the City of Soniation Housing Authority of the City of Soniation	Montezuma Montgomery Montrose Moody AFB Moreland Morgan Morgan Morrow Morrow Morrow Morrow Mourto Mount Zion Mount Zion Mountain City Mountain Park.	Macon Chatham Jasper Laurens Lowndes Coweta Calhoun Fannin Clayton Brooks Colquit Habersham Montgomery Carroll Rabun Fulton
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeo, Ceorgia Housing Authority of the City of Oakeo, Ceorgia Housing Authority of the City of Oakeo Housing Authority of the City of Samonthe Housing Authority of the City of Samonthe	Montezuma Montose Montrose Moreland Moreland Morgan Morgan Morganton Morrow Mourtain Moutrie Mount Airy Mount Vernon Mount Zion Mountain Park Mountain Park	Macon Chatham Jasper Laurens Laurens Coweta Calhoun Fannin Cialydon Brooks Colquit Habersham Montgomery Carroll Rabun Futon Futon
Housing Authority of the City of Calascol, Georgia Housing Authority of the City of Calascol, Georgia Housing Authority of the City of Chan, City of Housing Authority of the City of Changel Housing Authority of the City of Changel Housing Authority of the City of Rosend Housing Authority of the City of Sander subt Housing Authority of the City of Sanderson	Montezuma Montgomery Monticello Montrose Montose Montose Moreland Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morta Morta Mount Mount Varnon Mount 20 Mounta M	Macon Chatham Jasper Laurens Lowndes Coweta Cahoun Fannin Clayton Brooks Colquit Habersham Montgomery Carroll Rabun Futton Futton Brantley Berrien
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Oracino, Ceorgia Housing Authority of the City of Oracino, Ceorgia Housing Authority of the City of Oracino, Ceorgia Housing Authority of the City of Oracein Housing Authority of the City of Osarder Suffer Housing Authority of the City of Housing Suffer Suffer Housing Authority of the City of Housing Suff	Montezuma Monigumery Monticello Monticello Monteand Moreland Morganto Morganto Morganto Morganto Morganto Mourta Mounte Mounte Mount Vernon Mountai Park Mountai Park Mountai Park Nahunta Nah	Macon Chatham Jasper Laurens Lowndes Coweta Cahoun Fannin Clayton Brooks Colgutt Habersham Montgomery Carroll Rabun Futon Futon Futon Bernien Lowndes Pickens
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood Housing Authority of the City of Sandarolate Housing Authority of the City of Sandarolateoo Housing Authority of the City of Sandarolateoo	Montezuma Montigenery Monticello Monticello Montesle Montesle Moorta Arb Morganto Morganto Morganto Morganto Morraw Mourta Mounta Mounta Park Mountain Park Nashutain Nashutai	Macon Chatham Jasper Laurens Lowndes Coweta Cahoun Fannin Colquit Habersham Montgomery Colquit Habersham Montgomery Carroll Rabun Futon Brantiey Berrien Lowndes Pickens Newton Newton
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Person. Georgia Housing Authority of the City of Person. Georgia Housing Authority of the City of Person. Georgia Authority of the City of Possel Housing Authority of the City of Roseid Housing Authority of the City of Sonia Housing Authority of the City of Tomosefue, Georgia Housing Authority of the City of Tomosefue Georgia Juthority of the City of Tomosefue Housing Authority of the City of Tomosefue Georgia Housing Authority of the City of Tomosefue Georgia Juthority of the City of Tomosefue Georgia Housing Authority of the City of Tomosefue Georgia	Montezuma Montigenery Monticello Monticello Monteslo Monteslo Monteslo Morean Morran Morran Morran Morran Morran Mount Vernon Mount Vernon Mount Vernon Mounta Park Mountain Chy Mountain Park Mountain Chy Mountain Park Mountain Chy Mountain Ch	Macon Chatham Jasper Laurens Lowndes Cowela Cahoun Fannin Claydon Brooks Colquit Habersham Montgomery Carroll Montgomery Carroll Rabun Futon Futon Futon Berrien Lowndes Pictens Newton Newton Coweta Baker
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Valka Housing Authority of the City of Valka	Montesuma Montgomery Montoslo Montoslo Montoslo Montoslo Mortas Morean Morganton Morganton Morren Mourta Mount Airy Mount Airy Mount Airy Mountain Park Mountain Park Mountain Park Mountain City Mountain City Mountain City Mountain City Mountain City Mountain Park Mountain Park Mountain Park Mountain Park Mountain Park Mountain Park Naykor Neskon Newong Newong Newong Newong Newong	Macon Chalham Jasper Laurens Lowndes Cowela Calhoun Fannin Claydon Brooks Colquit Habersham Montgomery Carroll Rabun Futon Futon Futon Futon Futon Pickens Derkens Newton Screven Cowela Baker Coffee
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson Housing Authority of the City of Parson Housing Authority of the City of Parson Housing Authority of the City of Sander Housing Authority of the City of Monate Housing Authority of the City of Monate	Montgumery Montgunery Montgunery Montgunery Montgunery Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Mouta M	Macon Chaitham Jasper Laurens Laurens Lowndes Cowela Cathoun Fannin Clayton Brooks Colquito Rabun Habersham MonIgomery Carroll Rabun Futon Futon Futon Futon Futon Futon Futon Futon Futon Futon Futon Screven Cowela Baker Coffee Jackson Gwinnett
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson, Georgia Housing Authority of the City of Parson Housing Authority of the City of Parson Housing Authority of the City of Parson Housing Authority of the City of Sander Housing Authority of the City of Vierna Housing Authority of the City of Vierna	Montguency Montguency Montguency Montguency Montguency Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Mouta Morte Mouta	Macon Chaitham Laurens Laurens Laurens Coweta Cathoun Fannin Colgyton Brooks Colguta Habersham Montgomery Caroll Rabun Futon Futon Futon Futon Futon Futon Futon Futon Screven Deckans Colfee Jackson Coleta Baker Colfee Jackson Coleta Deckab
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Person, Georgia Housing Authority of the City of Person, Georgia Housing Authority of the City of Person Housing Authority of the City of Pospetial Housing Authority of the City of Pospetial Housing Authority of the City of Pospetial Housing Authority of the City of Sonders Method Housing Authority of the City of Verna Housing Authority of the City of Verna	Montgenergy Montgianely Montgianely Montgianel Moragan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Morgan Mouta Morte Mouta Mou	Macon Chatham Jasper Laurens Lowndes Coweta Coweta Carboun Fannin Clayton Brooks Colquit Habersham Montgomery Carroll Rabun Futton Brantley Bernien Derkan Dekab Dekab Dekab
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood Housing Authority of the City of Sackonsolite Housing Authority of the City of Sakkonson Housing Authority of the City of Sakkonson Housing Authority of the City of Sakkonson, Georgia Housing Authority of the City of Sakkonson, Georgia Housing Authority of the City of Valkal Housing Authority of the City of Valkal	Montexuma Montgomery Monticala Montrose Mondy AF B Moreland Moreland Moreland Moreland Moreland Moreland Moreland Moreland Moreland Moreland Mounta M	Macon Chatham Jasper Laurens Laurens Coweta Caboun Fannin Claydon Brooks Colquitt Habersham MonIgomery Carroll Rabun Fulton Brantey Berrien Lowndes Pidens Newton Screven Coveta Baker Coveta Baker Coveta Baker Codife Colfec DeKab DeKab DeKab DeKab DeKab
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood Housing Authority of the City of Scala Crick, CA Housing Authority of the City of Scala Crick, CA Housing Authority of the City of Scala Crick, CA Housing Authority of the City of Scalarobia Housing Authority of the City of Salaebao Housing Authority of the City of Valaebao Housing Authority of the City of Valaebao	Montexuma Montgomery Monticala Montgomery Montosal Moraganto Moreand Morganto Morganto Morganto Morganto Moranta Mounta M	Macon Chatham Jasper Chatham Laurens Cometa Cahoun Cahoun Chaydon Brooks Colquit Habersham Montgomery Caroti Rabun Habersham Montgomery Caroti Rabun Habersham Montgomery Caroti Rabun Fution Fution Fution Fution Fution Screven Coweta Baker Coweta Baker Coweta Baker Coweta Baker Codeta Dekab Dekab Dekab Dekab Dekab Dekab Dekab
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Parsion, Georgia Housing Authority of the City of Parsion, Ceorgia Housing Authority of the City of Parsion Housing Authority of the City of Parsion Housing Authority of the City of Parsion Housing Authority of the City of Sander Sulf Housing Authority of the City of Varian Housing Authority of the City of Varian	Montexuma Montgomery Montpole Montpole Montpole Montpole Montpole Montpole Montpole Montpole Montpole Mount Airy Mount Vernon Mount Airy Mount Vernon Mountai	Macon Chatham Jasper Chatham Lawrens Carbou Carbou Brooks Colvett Habersham Montgomersham Montgomersham Montgomersham Habersham Kabun Futon Brantey Brantey Berrien Lowndes Pickens Screven Coveta Baker Coffee Baker Collet DeKab DeKab DeKab DeKab DeKab
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeo Housing Authority of the City of Parson, Ceorgia Housing Authority of the City of Parson, Ceorgia Housing Authority of the City of Parson Housing Authority of the City of Sandes view Housing Authority of the City of Views Housing Authority of	Montexuma Montgomery Monticolo Montrose Moody AF B Moreland Moreland Moreland Moreland Moreland Moreland Moreland Moreland Moreland Mounta Mou	Macon Astrophysics (Catham) Isoper Control (Catham) Cathan
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sealeshon Housing Authority of the City of Valaneit Housing Authority of the City	Monicament Monicabe M	Macon Chatham Jasper Loandes Loandes Cabuan
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot Housing Authority of the City of Scala Cack, Cit Housing Authority of the City of Scala Cack, Cit Housing Authority of the City of Scala Cack, Cit Housing Authority of the City of Scalarobic Housing Authority of the City of Salaeboo Housing Authority of the City of Valaeboo, Georgia Housing Autho	Moticuman Montonica Motorical Motori	Macon Largers Loandres Loandres Carboan Carboa
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood Housing Authority of the City of Valkani Housing Au	Medicaman Mandicaba Mandicaba Mandicaba Mandian Manganto Manganto Manganto Manganto Mandian Ma	Macon Jasper Gontaban Jasper J
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeo, Housing Authority of the City of Oakeo, Housing Authority of the City of Oakeo, Housing Authority of the City of Oakeo Housing Authority of the City of Sandarol Housing Authority of the City of Valkal Housing Aut	Menicamen Manicake Managane Ma	Macon Jasper Guardisse Loandrase Loa
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sakeoot, Georgia Housing Authority of the City of Valkani Housing Authority Oakeoot, Georgia Housing Authority of the City of Valkani Housing Authority Oakeoot, Georgia Housing Authority Oakeoot, Georgia Housing Authority Oakeoot, Georgia Housing Authority Oakeoot, Georgia Housing Authority Oakeoot, G	Meticizami Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Martinaba Marti	Macon Jasper Gontaban Jasper J
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot, Ceorgia Housing Authority of the City of Oakeoot, City of City Housing Authority of the City of Oakeoot, City Housing Authority of the City of Valkani Housing Authority of the City of Valkani	Meticizami Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Martinaba Marti	Macon Jusper Larrens Larrens Larrens Larrens Larrens Larrens Larrens Larrens Fann Habersham Habe
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeo, Housing Authority of the City of Valka Housing Authority of t	Menticumany Menticuba Ment	Macon Jaseper Chathama Jaseper Landretta, Salarenter, Sal- Landretta, Salarenter, Sal- Calabara Barroll, Salarenter, Salarenter, Salarenter, Resulta, Salarenter, Kalabara Kal
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sameton Housing Authority of the City of Tamesoft, Georgia Housing Authority of the City of Waren Robits, Georgia Housing Authority of the City of Oakeba, City Housing Authority of Heir City of Koba	Maticamb Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Martin Marti	Macon Jaseper Chathama Jaseper Lioanneta Lioanneta Carlotan Fannin Problem Robust Robu
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot, Ceorgia Housing Authority of the City of Oakeoot, Ceorgia Housing Authority of the City of Oakeoot, City of Oakeoot, Housing Authority of the City of Sanakoot, Housing Authority of the City of Valkaot, Housing Authority of	Monicament Marcinako Marci	Macon Jaseper
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sakeoot, Georgia Housing Authority of the City of Sakeoto, Georgia Housing Authority of the City of Sakeoto, Georgia Housing Authority of the City of Valkaot Housing Authority of the City of Valkaot, Georgia Housing Authority of the City of Valkaot, Cologia Housing Authority of the City of Valkaot, Cologia Housing Authority of the City of Valkaot, Cologia Housi	Meticizami Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Martinaba Marti	Macon Database Control and a second frammer and a s
Housing Authority of the City of Oaksood, Georgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood Housing Authority of the City of Valkao Housing Authority of the City of Va	Maticamb Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Martina	Macon Database Lisager Chatham Lisager Cathan Lisanchi Carlot Problem Resolution Resolut
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot, Coorgia Housing Authority of the City of Oakeoot, City Housing Authority of the City of Oakeoot Housing Authority of the City of Oakeoot Housing Authority of the City of Samets and Housing Authority of the City of Tamesofte. Cercita Housing Authority of the City of Warener Robits, Cercita Housing Authority of the City of Warener Robits, Cercita Housing Authority of the City of Warener Robits, Cercita Housing Authority of the City of Warener Housing Authority of the C	Maticamb Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Martin Mar	Macon Jaseper Chathama Jaseper Lioannicka Carboan Faranto Robert
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeo, Ceorgia Housing Authority of the City of Scalar Crick, CA Housing Authority of the City of Salar Housing Authority of the City of Valar Housing Authority of the City of Valar H	Mariazami Marciako Ma	Macon Jaseper
Housing Authority of the City of Oaksood, Georgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood Housing Authority of the City of Valkao Housing Authority of the City of	Meticizami Marticaba Marticaba Marticaba Marticaba Marticaba Marticaba Martinaba Marti	Macon Jaseper Chathama Jaseper Laurenter, sci Laurenter, sci Laurenter, sci Laurenter, sci Laurenter, sci Laurenter, sci Robalt, sci Robal
Housing Authority of the City of Oaksood, Georgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood, Ceorgia Housing Authority of the City of Oaksood Housing Authority of the City of Valane Housing Authority of the City of Va	Maticamb Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Martin Mar	Macon Jaseper Chathama Jaseper Lanarosta, Lanarosta, Lanarosta, Lanarosta, Lanarosta, Lanarosta, Rabus, Partino Rabus, Parton Rabus, Rabus, Parton Rabus, Pa
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Oakeoot, Ceorgia Housing Authority of the City of Sandarovite, Ceorgia Housing Authority of the City of Valania Housing Authority of the City of Valania, City on Xa Authority Authority	Maticamb Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Marticab Martin Mar	Macon Jaseper Chathama Jaseper Liomarka Liomarka Carlotan Fannin Proba Robus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Rabus Mengangka Menga
Houring Authority of the City of Oakeoot, Georgia Houring Authority of the City of Seata Houring Authority of the City of Valania Houring Authority of the	Meticizami Maringamery Maritabi Maringamer Maritabi Maringamer Mar	Macon Chatham Jaseper Catham Landress Causela
Housing Authority of the City of Calacoci, Georgia Housing Authority of the City of Calacoci, Georgia Housing Authority of the City of Chang, Chang Housing Authority of the City of Sand Housing Authority of the City of Manner Authority Housing Authority of the City of Valan Housing Authority of the Cit	Maticami Manticabi Mantica	Macon Jaseper Chathram Jaseper Landrenks (Landrenks) Landrenks (Landrenks) Landrenks (Landrenks) Result Res
Housing Authority of the City of Oakeood, Georgia Housing Authority of the City of Oakeood, Ceorgia Housing Authority of the City of Oakeood Housing Authority of the City of Sandaro Housing Authority of the City of Valania Housing Authority o	Maticamb Marticab Mar	Macon Jaser Chatham Jaser Chatham Jaser Chatham Jaser Chatham Jaser Kang Kang Kang Kang Kang Kang Kang Kang
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Samothe Housing Authority of the City of Valka Housing Authority of the C	Meticizami Marticabi Marti	Macon Designer Controller Marchen Coursel Cour
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sakeoot, Georgia Housing Authority of the City of Valkani Housing Authority of the City	Meticaming Maringamery Maritabio Maringamery Maritabio Maringamery	Macon Jaseper Contantiana Jaseper Landresse La
Housing Authority of the Cly of Oaksood, Georgia Housing Authority of the Cly of Oaksood, Georgia Housing Authority of the Cly of Oaksood, Ceorgia Housing Authority of the Cly of Oaksood Housing Authority of the Cly of Scala Cack, CA Housing Authority of the Cly of Stanishoo Housing Authority of the Cly of Vialia Housing Authority of the Cly of V	Maticamb Mangamey Mandaob Mangame Mangane Mangane Magane Magane Magane Magane Mangane	Macon Jaseper Containann Jaseper Carlanden Car
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Sandority Housing Authority of the City of Valanti Housing Authority o	Meticizami Maringaney Wardisob Margane	Macon Jaser Chatham Jaser Catham Larenter, Calander Larenter, Calander Larenter, Calander Larenter, Calander Result Result And Calander Kalander Larenter Kalander Larenter Kalander Kalander Larenter Kalander Ka
Housing Authority of the City of Oakeoot, Georgia Housing Authority of the City of Seata Housing Authority of the City of Valania Housing Author	Matacamb Mangamery Marataba Mangamer Marganen Ma	Macon Description lasger description lasger description farmin fa
Houring Authority of the Cly of Oakeoot, Georgia Houring Authority of the Cly of Social Crick, GA Houring Authority of the Cly of Vialia Houring Authority of the Cly of Vialian Houring Authority of the Cly of Vialian Hour	Maticamb Mantaka Mantaka Mantaka Mantaka Mantaka Mantaka Mataka M	Macon Jaseper Containanti Jaseper Containanti Caracteria Caracteri
Houring Authority of the Cly of Oakeoot, Georgia Houring Authority of the Cly of Oakeoot, Georgia Houring Authority of the Cly of Oakeoot, Georgia Houring Authority of the Cly of Oakeoot, Close Houring Authority of the Cly of Scalar Clock, Cl Houring Authority of the Cly of Stalar Clock, Cl Houring Authority of the Cly of Viana Houring Authority	Maticamb Marticaba Marticaba Margano Margano Margano Margano Margano Margano Margano Margano Martin Martano Martin Martano Mar	Macon Jaser Containant Alaser Containant Alaser Containant Alaser Containant Alaser Containant Alaser Alase
Houring Authority of the Cly of Olakeoof, Georgia Houring Authority of the Cly of Olakeoof, Georgia Houring Authority of the Cly of Olakeoof, Georgia Houring Authority of the Cly of Olakeoof, Closery Houring Authority of the Cly of Olamon Houring Authority of the Cly of Standaro Houring Authority of the Cly of Viana Houring	Meticaminy	Macon Jaser Carbana Larenter, Carbana Larenter, Carbana Larenter, Carbana Larenter, Carbana Fanno Robert Robert Raben Tarban Larenter, Carbana Raben Service Larenter, Carbana Raben Rab

Port Wentworth Downtown Development Authority	Reidsville Remerton	Tattnall Lowndes
Powder Springs Downtown Development Authority Pulaski County-Hawkinsville Development Authority	Rentz Resaca	Laurens Gordon
Putnam Development Authority Randolph County Development Authority	Rest Haven Reynolds	Gwinnett Taylor
Redevelopment Authority of Clayton County Rochelle Housing Authority	Rhine Riceboro	Dodge Liberty
Rockmart Development Authority Rome-Floyd County Development Authority	Richland Richmond Hill	Stewart Bryan
Sandersville Downtown Development Authority Sardis Development Authority Schley-Sumter-Macon Counties Joint Development Author	Riddleville Rincon	Washington Effingham Catoosa
Screven County Development Authority	Riverdale	Clayton
Smyrna Housing Authority Social Circle Development Authority	Riverside Roberta	Colquitt Crawford
South Georgia Business and Development Authority Southeast Georgia Consolidated Housing Authority	Robins AFB Rodhelle	Houston Wilcox
Southeast Georgia Joint Development Authority Southeast Georgia Regional Development Authority	Rockingham Rockmart	Bacon Polk
Southwest Georgia Joint Development Authority Sparta-Hancock County Development Authority	Rocky Ford Rome	Screven Floyd
St. Marys Downtown Development Authority Stephens County Development Authority	Roopville Rossville	Carroll Walker
Suwanee Downtown Development Authority Tallapoosa Development Authority	Roswell Royston	Fulton Franklin
Tatinall County Development Authority Taylor County Development Authority	Russell Rutledge	Barrow 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 Camilia 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	Chatham
The Downtown Development Authority of the City of Griffin The Housing Authority of the City of Americus, GA	Scottdale	Telfair DeKalb
The Housing Authority of the City of Atlanta, Georgia The Housing Authority of the City of Brunswick, Georgia	Screven << Select from	
The Housing Authority of the City of Dallas, Georgia The Housing Authority of the City of Newnan	Senola Seville	Coweta Wilcox
The Housing Authority of the City of Washington Thomaston Downtown Development Authority	Shady Dale Shannon	Jasper Floyd
Thomasville Downtown Development Authority Tift County Development Authority	Sharon Sharpsburg	Tallaferro Coweta
Tift-Turner-Worth-Cook Joint Development Authority Toombs County Development Authority	Shellman Shiloh	Randolph Harris
Treutien County Development Authority Troup County Development Authority	Siloam Skidaway Islanc	Greene Chatham
Turner County Development Authority Union City Housing Authority	Sky Valley Smithville	Rabun Lee
Urban Redevelopment Agency of Clayton County, Georgia Urban Redevelopment Agency of the City of Canton	Snellville	Cobb Gwinnett
Urban Redevelopment Agency of the City of Dallas Urban Redevelopment Agency of the City of Duluth	Social Circle Soperton	Walton Treutlen
Urban Redevelopment Agency of the City of Kennesaw, G Urban Redevelopment Authority of the City of Suwanee	Sparks Sparta	Cook Hancock
Urban Residential Finance Authority of the City of Atlanta, C Valdosta Housing Authority	Springfield St. Marys	Effingham Camden
Valley Partnership Joint Development Authority Vidalia Development Authority	St. Simons Stapleton	Glynn Jefferson
Vila 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	Gwinnett Emanuel
Woodbine Downtown Development Authority	Summerville Sumner	Chattooga Worth
	Sunny Side Sunnyside	Spalding Towns
	Sunset Village Surrency	Upson Appling
	Suwanee Swainsboro	Gwinnett Emanuel
	Sycamore Sylvania	Turner Screven
	Sylvester Talahi Island	Worth Chatham
	Taibotton Taiking Rock	Tabot Pickens
	Tailapoosa Tailapoosa Tailulah Falis	Pickens Haralson Hahersham
	Taluan Fais Talmo Tarrytown	Habersnam Jackson Montoomerv
	Tarrytown Tate Taylorsville	Montgomery Towns Bartow
	Temple Tennile	Carroll Washington
	The Rock Thomaston	Upson Upson
	Thomasville	Thomas McDuffie
	Thunderbolt	Chatham Tit
	Titton Tiger Tignall	Rabun
	Tignall Toccoa Toomsboro	Wikes Stephens Wikinson
		Wikinson Dade Chattooga
	Tucker	Chattooga DeKalb Whitfield
	Tunnell Hill Turin Twin City	Whitfield Coweta Emanuel
	Ту Ту	Tit
	Tybee Island Tyrone	Chatham Fayette
	Union City	Dooly Fulton
	Union Point Unionville	Greene Tift
	Uvalda Valdosta	Montgomery Lowndes
	Varnell Vernonburg	Whitfield Chatham
	Vidalia Vidette	Toombs Burke
	Vienna Villa Rica	Dooly Carroll
	Vinings Waco	Cobb Haralson
		Jefferson Cherokee
	Wadley Waleska	
	Waleska Walnut Grove Walthourville	Walton Liberty
	Waleska Walnut Grove Walthourville Warm Springs Warner Robins	Walton Liberty Meriwether Houston
	Waleska Walhourville Warm Springs Warner Robins Warrenton Warwick	Walton Liberty Meriwether Houston Warren Worth
	Waleska Walnut Grove Walthourville Warm Springs Warner Robins Warrenton Warwick Washington Watkinsville	Walton Liberty Meriwether Houston Warren
	Waleska Wahut Grove Wathourville Warm Springs Warner Robins Warrenton Warwick Washington Watkinsville Waverly Hall	Walton Liberty Merlwether Houston Warren Worth Wilkes Oconee Harris
	Waleska Walnut Grove Wathourvile Warn Springs Warner Robins Warrenton Warvick Washington Watkinsvile Wakinsvile Waverly Hall Waycross Waynesboro	Walton Liberty Meriwether Houston Warren Worth Wikes Oconee Harris Ware Burke
	Waleska Walnut Grove Wathourvile Warn Springs Warner Robins Warrenton Warvick Washington Watkinsvile Wakinsvile Waverly Hall Waycross Waynesboro	Walton Liberty Merkwether Houston Warren Worth Wikes Oconee Harris Ware Burke Troup
	Waleska Walnut Grove Wathourville Warm Springs Warrenton Warvick Washington Watkinsville Waverly Hall Waycross Waynesboro West Point Weston Whigham	Walton Liberty Meriwether Houston Warren Worth Wikes Oconee Harris Ware Burke Troup Webster Grady
	Waleska Walnut Grove Walhourville Warm Springs Warmer Robins Warrenton Warvick Washington Watkinsvile	Walton Liberty Merkwether Houston Warren Worth Wikes Oconee Harris Ware Burke Troup Webster
	Waleska Wahu Grove Wathourvile Warmer Robins Warer Robins Warwick Washington Washington Washington Washington Washington Washington Wayensboro Walensboro White Pains White Pains	Walton Liberty Mertwether Houston Warren Worth Wilkes Oconee Harris Ware Burke Troup Burke Troup Burke Crady Bartow Greene Chatham
	Waleska Waharu Growe Waharu Growe Wamer Robins Warner Robins Warwick Washington Wakitowike Wakweth Hall Waketh Hall Waketh Hall Waketh Patha Waketh Patha Wiston Whisham White Pathas Whitemarsh Isla Whitesburg	Walton Liberty Mertwether Houston Warren Worth Wilkes Oconee Harris Ware Burke Burke Troup Webster Grady Graene
	Waleska Waharu Growe Waharu Savings Warme Robbies Warmer Robbies Warner Robbies Warwick Warwick Warwick Warwick Warwick Warwich Waker Nathor Weiszon White Pains White Pains White Pains White Pains White Pains White Pains White Pains	Walon Liberty Mertwether Houston Warren Worth Wilkes Oconee Harris Ware Burke Troup Burke Troup Burke Crady Bartow Greene Chatham Carrol Cartol Pike
	Waleska Wahau Carow Wahau Carow Warne Springs Warne Robins Warrenton Warneton Warneton Warneton Warneton Wakaterxelle Wakaterxelle Waynesborn Walyanesborn Weston Weston White White White White White White White White Whitesburg Wilkencochee Willamson Wilkinson	Walon Liberty Mertwether Houston Warren Worth Wilkes Oconee Harris Ware Burke Troup Burke Troup Burke Crady Bartow Greene Chatham Carrol Cartol Pike
	Waleska Wahaut Growe Wahourville Warm Springs Warms Robins Warmsprings Warenton Warenton Warenton Warenton Warenton Warenton Warenson Warenson Weston White Plains White Plains White Plains White Plains White Plains White Plains Williacoochee Williacoochee Williacooches Williacooche	Walton Liberty Merkwether Houston Warren Worth Withes Oconee Harris Ware Barke Troup Webster Grady Barke Craty Barkow Greene Chatham Carroll Akinson Pile Chatham Barkow Clarke
	Waleska Waharu Grove Wahoruvile Warm Springs Warms Robins Warmston Warwick Warwick Warwick Washington Washington Wakery Hall Wayorss Wayorss Wayorss Wayorss Wayors Waston Weston Whise White White White White White White White White White White Warson Whiteson Willes	Walon Liberty Merkwether Houston Warren Worth Wilkes Coconee Harris Ware Barke Barke Troup Webster Grady Bartow Greene Cartol Cahtham Dakisson Pike Chatham Barrow
	Waleska Waharu Garow Waharu Carow Warms Springs Warmer Robbis Warms Park Warmsha Washington Washington Washington Washington Wakeny Hai Wayaross Wayaross Wayaross Wayaross Wayarosh Washington Walasu White Surg White Pariss White Pariss White Pariss White Pariss White Surg White Surg Wh	Walton Liberty Mertwether Houston Worth Wikes Coonee Harris Wikes Coonee Harris Barke Barke Barke Barke Chatham Carrol Carolo Carolo Chatham Barrow Clarke Canden Mertwether Tabot
	Waleska Waharu Grove Wahourvile Warms Springs Warmer Robbis Warms Kalow Warwich Warwich Warwich Warwich Washington Washington Washington Weise Point Weise Point White Weise Point White Weise Point Williamson Williamson Williamson Williamson Winderulle Woodburg Woodburg Woodburg Woodburg Woodburg	Walton Liberty Meriwether Houston Warren Worth Wites Coonee Harris Carole Bartow Grady Bartow Grady Bartow Grady Cardy Carole Aktinson Pike Camban Barrow Clarke Camban Merwether
	Waleska Wahard Grove Wahand Carowe Warms Springs Warmer Robbiss Warmerkon Warwick Warwick Warwick Warwick Warwick Warwick Walyaesboro West Point Walyaesboro West Point Walyaesboro Walyaesboro Walyaesboro Walyaesboro While Plans White	Walton Liberty Merikwether Houston Worth Wites Oconee Burke Troup Burke Troup Webster Grady Barkw Cardy Bartow Cardy Chatham Carroli Akinson Pile Chatham Barrow Clarke Canden Meriwether Tabot Chereke Greene Fayette
	Waleska Wahard Growe Wahand Carowe Wamo Springs Warmer Robbiss Warmerkon Warwick Warwick Warwick Warwick Wawey Hail Wayengboro Wage Dorot Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Wayengboro Waligham While Pains While Pains Wayengboro Wayengboro Woodshou Waodshou Wangshou Watoshou Wayengboro Watoshou Wayengboro	Waton Waton bery Markuchery Warnen Warnen Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis Wase Hartis
	Waleska Wahard Growe Wahard Carvelle Warms Springs Warmer Robbiss Warmerkon Warnerkon Warwick Warwick Warwick Warwick Wayesborn Wayesborn Wayesborn Wayesborn Wayesborn Watyapesborn Watyapesborn Watyapesborn Wayesborn Watyapesb	Walton Liberty Merkwelther Housson Worth Wiless Coonee Harris Ware Barlow Troup Barlow Grady Barlow Grady Caraby Barlow Chatham Carrol Chatham Carol Chatham Barrow Chatham Kerwelther Tabot Clarke Cramden Merkwelther Tabot Cherokee Greene Fayette Jefferson
	Waleska Wahard Growe Wahard Carvelle Warm Springs Warm Springs Warms Springs Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Warmschaft Wingschaft Woodhle Woodhle Woodhle Woodhle Woodhle Wingschaft Wing	Walon Waton Hoston Warnen Warnen Warne Barbe Harris Ware Barbe Wabare Grady Wabare Grady Wabare Charbam Carrol Wabare Charbam Barrow Charbam Barrow Charbam Barow Charbam Barow Charbam Carado Charbam Barow Charbam Carado Charbam Carado Charbam Carado Charbam Barow Charbam Charbam Charbam Barow Charbam Barow Charbam Barow Charbam Charbam Charbam Charbam Barow Charbam Charba