

Project Narrative

Yester Oaks Apartments
LaFayette, Walker County

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

Yester Oaks Apartments is one of 26 properties (23 post-consolidation) included in the proposed portfolio. Hallmark Yester Oaks, LLC seeks an allocation of tax-exempt bonds and 4% credit from the Georgia Department of Community Affairs for the acquisition and rehabilitation of Yester Oaks 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.

Yester Oaks Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1990, the property has forty four (44) total residential units for low-income family households and is located in LaFayette, Georgia. The city of Lafayette is about 20 miles south of Chattanooga, TN, about 85 miles northwest of Atlanta, GA, and about 120 miles northeast of Birmingham, AL. The property is conveniently located at 52 Yester Oaks Drive, LaFayette, GA 30728 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Yester Oaks Apartments is currently 93.18% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 8 units. The property includes forty four (44) apartment units housed in 8 residential buildings, as well as one common area building housing the management office. Never having received a full-scale rehabilitation, and being approximately 27 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 \$1,027,000 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 \$932,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

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

Boston Financial Investment Management, LP is the proposed Syndicator for the 4% LIHTC's. It is anticipated that an affiliate of this group will be admitted into the partnership as the Investor Member and will contribute an estimated \$1,244,549 in Federal and \$644,109 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 Yester Oaks Apartments is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

Please note:

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| |
| |

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

DCA Use ONLY - Project Nbr:
2017-0

May Revision 3

| | | | | |
|-------------------------|--|------------|---|------------|
| I. DCA RESOURCES | LIHTC (auto-filled from later entries) | \$ 109,182 | DCA HOME (from Consent Form) | \$ - |
| II. TYPE OF APPLICATION | Tax Exempt Bond / 4% credit | -----> | Pre-Application Number (if applicable) - use format 2017PA-### | 2017PA-519 |
| | | | Have any changes occurred in the project since pre-application? | No |

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

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

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

IV. PROJECT LOCATION

| | | | | | |
|-----------------------------------|------------------------|-----------------------|-------------|------------------------------------|------------|
| Project Name | Yester Oaks Apartments | | | Phased Project? | No |
| Site Street Address (if known) | 52 Yester Oaks Drive | | | DCA Project Nbr of previous phase: | |
| Nearest Physical Street Address * | | | | Scattered Site? | No |
| Site Geo Coordinates (##.#####) | Latitude: 34.734858 | Longitude: -85.278352 | | Nbr of Sites | 1 |
| City | LaFayette | 9-digit Zip** | 30728-6406 | Acreage | 6.3400 |
| Site is predominantly located: | Within City Limits | County | Walker | Census Tract Number | 206.020 |
| In USDA Rural Area? | Yes | In DCA Rural County? | Yes | Overall: | Rural |
| | Congressional | State Senate | State House | QCT? | No |
| | 14 | 53 | 2 | DDA? | No |
| | | | | HUD SA: | MSA |
| | | | | | Chatanooga |

* If street number unknown

Legislative Districts **

| | | |
|---------------|--------------|-------------|
| Congressional | State Senate | State House |
| 14 | 53 | 2 |

If on boundary, other district: _____

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

Political Jurisdiction

| | | | | |
|--------------------------------|-------------------------------|-------|----------------|-------|
| Name of Chief Elected Official | Andy Arnold | | Title | Mayor |
| Address | 207 S Duke Street | | | |
| City | LaFayette | | | |
| Zip+4 | 30728-3097 | Phone | (706) 639-1500 | |
| Website | www.cityoflafayettega.org | | | |
| Email | aarnold@cityoflafayettega.org | | | |

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-----------|-----------------|----------------------------|--|---|---------------------|---|---------|---------------------|------|---|---------------------------------------|---|------------------|-------------------------|-----------|----|--------------------------------------|-------|-----------|-------------|------------------|------|---------------------------------|----|-------------------------------------|---|---------------------------|---|---|--|--------|---|---|---------------------------------------|--------|--|---|---------------------------------|--------|---|--------|--|---------|--|------|--|-------|--|------------------|------|-----------|----|--------------------------------------|-------|-----------|-----|------------------|------|-----------|----|
| <p>Acquisition/Rehabilitation 44 -----></p> <p>B. Mixed Use No</p> <p>C. Unit Breakdown</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td></td> <td colspan="2" style="text-align: center;">PBRA</td> </tr> <tr> <td>Number of Low Income Units</td> <td style="width: 50px;">44</td> <td style="width: 50px;">8</td> </tr> <tr> <td> Number of 50% Units</td> <td>0</td> <td>0</td> </tr> <tr> <td> Number of 60% Units</td> <td>44</td> <td>8</td> </tr> <tr> <td>Number of Unrestricted (Market) Units</td> <td>0</td> <td></td> </tr> <tr> <td>Total Residential Units</td> <td>44</td> <td></td> </tr> <tr> <td>Common Space Units</td> <td>0</td> <td></td> </tr> <tr> <td>Total Units</td> <td>44</td> <td></td> </tr> </table> <p>E. Buildings</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>Number of Residential Buildings</td> <td>8</td> </tr> <tr> <td>Number of Non-Residential Buildings</td> <td>1</td> </tr> <tr> <td>Total Number of Buildings</td> <td>9</td> </tr> </table> <p>F. Total Residential Parking Spaces 77</p> | | PBRA | | Number of Low Income Units | 44 | 8 | Number of 50% Units | 0 | 0 | Number of 60% Units | 44 | 8 | Number of Unrestricted (Market) Units | 0 | | Total Residential Units | 44 | | Common Space Units | 0 | | Total Units | 44 | | Number of Residential Buildings | 8 | Number of Non-Residential Buildings | 1 | Total Number of Buildings | 9 | <p>For Acquisition/Rehabilitation, date of original construction: 1990</p> <p>D. Unit Area</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>Total Low Income Residential Unit Square Footage</td> <td>36,176</td> </tr> <tr> <td>Total Unrestricted (Market) Residential Unit Square Footage</td> <td>0</td> </tr> <tr> <td>Total Residential Unit Square Footage</td> <td>36,176</td> </tr> <tr> <td>Total Common Space Unit Square Footage</td> <td>0</td> </tr> <tr> <td>Total Square Footage from Units</td> <td>36,176</td> </tr> </table> <p>Total Common Area Square Footage from Nonresidential areas 358</p> <p>Total Square Footage 36,534</p> <p>(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)</p> <p>If Other, specify: </p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td rowspan="2">If combining Other with Family or Sr, show # Units:</td> <td>Family</td> <td style="width: 50px;"></td> <td>Elderly</td> <td style="width: 50px;"></td> </tr> <tr> <td>HFOP</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>% of Total Units</td> <td>6.8%</td> <td>Required:</td> <td>5%</td> </tr> <tr> <td>% of Units for the Mobility-Impaired</td> <td>66.7%</td> <td>Required:</td> <td>40%</td> </tr> <tr> <td>% of Total Units</td> <td>2.3%</td> <td>Required:</td> <td>2%</td> </tr> </table> | Total Low Income Residential Unit Square Footage | 36,176 | Total Unrestricted (Market) Residential Unit Square Footage | 0 | Total Residential Unit Square Footage | 36,176 | Total Common Space Unit Square Footage | 0 | Total Square Footage from Units | 36,176 | If combining Other with Family or Sr, show # Units: | Family | | Elderly | | HFOP | | Other | | % of Total Units | 6.8% | Required: | 5% | % of Units for the Mobility-Impaired | 66.7% | Required: | 40% | % of Total Units | 2.3% | Required: | 2% |
| | PBRA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Low Income Units | 44 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of 50% Units | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of 60% Units | 44 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Unrestricted (Market) Units | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Residential Units | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Space Units | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Units | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Residential Buildings | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Non-Residential Buildings | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Number of Buildings | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Low Income Residential Unit Square Footage | 36,176 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Unrestricted (Market) Residential Unit Square Footage | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Residential Unit Square Footage | 36,176 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Common Space Unit Square Footage | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Square Footage from Units | 36,176 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| If combining Other with Family or Sr, show # Units: | Family | | Elderly | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | HFOP | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Total Units | 6.8% | Required: | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Units for the Mobility-Impaired | 66.7% | Required: | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Total Units | 2.3% | Required: | 2% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VI. TENANCY CHARACTERISTICS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>A. Family or Senior (if Senior, specify Elderly or HFOP) Family</p> <p>B. Mobility Impaired</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td>Nbr of Units Equipped:</td> <td>3</td> </tr> <tr> <td> Roll-In Showers</td> <td>2</td> </tr> </table> <p>C. Sight / Hearing Impaired Nbr of Units Equipped: 1</p> | Nbr of Units Equipped: | 3 | Roll-In Showers | 2 | <p>If Other, specify: </p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td rowspan="2">If combining Other with Family or Sr, show # Units:</td> <td>Family</td> <td style="width: 50px;"></td> <td>Elderly</td> <td style="width: 50px;"></td> </tr> <tr> <td>HFOP</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>% of Total Units</td> <td>6.8%</td> <td>Required:</td> <td>5%</td> </tr> <tr> <td>% of Units for the Mobility-Impaired</td> <td>66.7%</td> <td>Required:</td> <td>40%</td> </tr> <tr> <td>% of Total Units</td> <td>2.3%</td> <td>Required:</td> <td>2%</td> </tr> </table> | If combining Other with Family or Sr, show # Units: | Family | | Elderly | | HFOP | | Other | | % of Total Units | 6.8% | Required: | 5% | % of Units for the Mobility-Impaired | 66.7% | Required: | 40% | % of Total Units | 2.3% | Required: | 2% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nbr of Units Equipped: | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roll-In Showers | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| If combining Other with Family or Sr, show # Units: | Family | | Elderly | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | HFOP | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Total Units | 6.8% | Required: | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Units for the Mobility-Impaired | 66.7% | Required: | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % of Total Units | 2.3% | Required: | 2% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VII. RENT AND INCOME ELECTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>A. Tax Credit Election 40% of Units at 60% of AMI</p> <p>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income) 20% of HOME-Assisted Units at 50% of AMI</p> | <p>No</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VIII. SET ASIDES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>A. LIHTC: Nonprofit No</p> <p>B. HOME: CHDO No</p> | <p>(must be pre-qualified by DCA as CHDO)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IX. COMPETITIVE POOL N/A - 4% Bond | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| X. TAX EXEMPT BOND FINANCED PROJECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Issuer: Housing Authority of the City of Macon, Georgia</p> <p>Office Street Address: 2015 Felton Avenue</p> <p>City: Macon State: GA Zip+4: 31201-2404</p> <p>Contact Name: Quanita Rhodes Title: Finance Director E-mail: </p> | <p>Inducement Date: March 9, 2017</p> <p>Applicable QAP: 2017</p> <p>T-E Bond \$ Allocated: 65,000,000</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PART ONE - PROJECT INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

10-Digit Office Phone Direct line Website

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

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

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

B. Expiring Section 8

C. Expiring HUD
 HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

XIII. ADDITIONAL PROJECT INFORMATION

PART ONE - PROJECT INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

A. PHA Units

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

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

| | | | | |
|----|--------------------------|--|---------------------------------------|--|
| No | If yes, expiration year: | | Nbr yrs to forgo cancellation option: | |
|----|--------------------------|--|---------------------------------------|--|

New properties: to exercise an Extension of Cancellation Option?

| | | | | |
|--|--------------------------|--|---------------------------------------|--|
| | If yes, expiration year: | | Nbr yrs to forgo cancellation option: | |
|--|--------------------------|--|---------------------------------------|--|

C. Is there a Tenant Ownership Plan?

| |
|----|
| No |
|----|

D. Is the Project Currently Occupied?

| | | | |
|-----|----------------|----------------------|--------|
| Yes | If Yes ----->: | Total Existing Units | 44 |
| | | Number Occupied | 41 |
| | | % Existing Occupied | 93.18% |

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

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

F. Projected Place-In-Service Date

| | |
|------------------|-------------------|
| Acquisition | March 31, 2018 |
| Rehab | December 31, 2019 |
| New Construction | |

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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I. OWNERSHIP INFORMATION

A OWNERSHIP ENTITY

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

| | | | | | | |
|---------------------------------|-------|------------------------|---------------------------------|--------------------|----------|--------------------|
| Hallmark Yester Oaks, LLC | | | | Name of Principal | | Martin H. Petersen |
| 3111 Paces Mill Road, STE A-250 | | | | Title of Principal | | Manager |
| Atlanta | | Fed Tax ID: 82-1632377 | | Direct line | | (770) 984-2100 |
| GA | Zip+4 | 30339-5704 | Org Type: | For Profit | Cellular | |
| (770) 984-2100 | | 107 | E-mail ppetersen@hallmarkco.com | | | |

* Must be verified by applicant using following website:

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

B PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

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

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

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

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

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

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

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

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

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

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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| | | | | |
|------------------------------|--|--|--------|--|
| 10-Digit Office Phone / Ext. | | | E-mail | |
|------------------------------|--|--|--------|--|

II. DEVELOPER(S)

A DEVELOPER

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

B CO-DEVELOPER 1

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

C CO-DEVELOPER 2

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

D DEVELOPMENT CONSULTANT

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

III. OTHER PROJECT TEAM MEMBERS

A OWNERSHIP CONSULTANT

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

B GENERAL CONTRACTOR

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

C MANAGEMENT COMPANY

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

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

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

B IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

C ADDITIONAL INFORMATION

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

Total 100.0000%

VI. APPLICANT COMMENTS AND CLARIFICATIONS

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

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

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

See Tab 19 Qualification for the Organizational Chart.

VI. DCA COMMENTS - DCA USE ONLY

<!-- Empty comment box -->

PART THREE - SOURCES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

| | | | | | | |
|-----|---|--------------------------------|--|--------------------------------------|-----|--|
| Yes | Tax Credits | | | FHA Risk Share | | Georgia TCAP * |
| | Historic Rehab Credits | | | FHA Insured Mortgage | Yes | USDA 515 |
| Yes | Tax Exempt Bonds: \$ | 1,959,000 | | 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 \$ | | | Neighborhood Stabilization Program * | | National Housing Trust Fund |
| | Other HOME * -- Amt \$ | | | HUD CHOICE Neighborhoods | | Other Type of Funding - describe <i>type/program</i> here |
| | Other HOME - Source | Specify Other HOME Source here | | | | Specify Administrator of Other Funding Type here |

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

II. CONSTRUCTION FINANCING

| Financing Type | Name of Financing Entity | Amount | Effective Interest Rate | Term (In Months) |
|---|--|--|-------------------------|------------------|
| Mortgage A | Greystone Servicing Corporation, Inc. (RD 538) | 932,000 | 4.500% | 480 |
| Mortgage B | USDA, Rural Housing Service (Assumed RD 515) | 1,150,241 | 1.000% | 600 |
| Mortgage C | | | | |
| Federal Grant | | | | |
| State, Local, or Private Grant | | | | |
| Deferred Developer Fees | Hallmark Development Services, LLC | 84,745 | | |
| Federal Housing Credit Equity | Boston Financial Investment Management, LP | 248,911 | | |
| State Housing Credit Equity | Boston Financial Investment Management, LP | 128,227 | | |
| Other Type (specify) | TEB - Short-term, Cash Collateralized | The Housing Authority of Macon-Bibb County | 1,027,000 | |
| Other Type (specify) | Surplus Replacement Reserves | Hallmark Yester Oaks, LLC | 195,000 | |
| Other Type (specify) | | | | |
| Total Construction Financing: | | 3,766,123 | | |
| Total Construction Period Costs from Development Budget: | | 3,766,123 | | |
| Surplus / (Shortage) of Construction funds to Construction costs: | | 0 | | |

III. PERMANENT FINANCING

| Financing Type | Name of Financing Entity | Principal Amount | Effective Int Rate | Term (Years) | Amort. (Years) | Annual Debt Service in Year One | Loan Type |
|------------------------------|--|------------------|--------------------|--------------|----------------|---------------------------------|------------|
| Mortgage A (Lien Position 1) | Greystone Servicing Corporation, Inc. (RD 538) | 932,000 | 4.500% | 40 | 40 | 50,279 | Amortizing |

PART THREE - SOURCES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

| | | | | | | | |
|-------------------------------------|--|-----------|--------|----|----|--------|-------------------|
| Mortgage B (Lien Position 2) | USDA, Rural Housing Service (Assumed RD 515) | 1,150,241 | 1.000% | 30 | 50 | 0 | Adjusted Interest |
| Mortgage C (Lien Position 3) | | | | | | | |
| Other: | | | | | | | |
| Foundation or charity funding* | | | | | | | |
| Deferred Devlpr Fee | 17.61% Hallmark Development Services, LLC | 84,745 | 2.500% | 12 | 12 | 11,948 | Cash Flow |
| Total Cash Flow for Years 1 - 15: | 167,129 | | | | | | |
| DDF Percent of Cash Flow (Yrs 1-15) | 68.425% | 68.425% | | | | | |
| Cash flow covers DDF P&I? | Yes | | | | | | |

| | | | | | | | |
|---|--|-----------|--|--|--|--|--------------|
| Federal Grant | | | | | | | |
| State, Local, or Private Grant | | | | | | | |
| Federal Housing Credit Equity | Boston Financial Investment Management, LP | 1,244,549 | | | | | Equity Check |
| State Housing Credit Equity | Boston Financial Investment Management, LP | 644,109 | | | | | + / - |
| Historic Credit Equity | | | | | | | TC Equity |
| Invstmt Earnings: T-E Bonds | U.S. Bank | 9,795 | | | | | % of TDC |
| Invstmt Earnings: Taxable Bonds | | | | | | | |
| Income from Operations | | | | | | | |
| Other: Surplus Replacement | Hallmark Yester Oaks, LLC | 195,000 | | | | | |
| Other: | | | | | | | |
| Other: | | | | | | | |
| Total Permanent Financing: | | 4,260,439 | | | | | |
| Total Development Costs from Development Budget: | | 4,260,439 | | | | | |
| Surplus/(Shortage) of Permanent funds to development costs: | | 0 | | | | | |

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

| | |
|---|--|
| <p>Section I USDA PBRA: The project has 8 units of USDA Section 521 Rental Assistance.</p> <p>Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program.</p> <p>Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility.</p> <p>Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.</p> | |
|---|--|

PART FOUR - USES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. DEVELOPMENT BUDGET

| | | | | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis | |
|--|------------------|---------|----------------|-------------------|--|--------------------------|-----------------------------|---|--|
| PRE-DEVELOPMENT COSTS | | | | | PRE-DEVELOPMENT COSTS | | | | |
| Property Appraisal | | | | 6,300 | | | 4,857 | | |
| Market Study | | | | 4,700 | | | 4,700 | | |
| Environmental Report(s) | | | | 8,267 | | | 8,267 | | |
| Soil Borings | | | | | | | | | |
| Boundary and Topographical Survey | | | | | | | | | |
| Zoning/Site Plan Fees | | | | | | | | | |
| Other: Capital Needs Assessment | | | | 4,800 | | | 4,800 | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | | | | | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | | | | | | |
| | | | | Subtotal | - | - | 22,624 | - | |
| ACQUISITION | | | | | ACQUISITION | | | | |
| Land | | | | 211,200 | | | | | |
| Site Demolition | | | | | | | | | |
| Acquisition Legal Fees (if existing structures) | | | | 19,661 | | 14,503 | | | |
| Existing Structures | | | | 1,071,041 | | 710,916 | | | |
| | | | | Subtotal | | 725,419 | | - | |
| LAND IMPROVEMENTS | | | | | LAND IMPROVEMENTS | | | | |
| Site Construction (On-site) | Per acre: | 35,356 | | 224,154 | | | 224,154 | | |
| Site Construction (Off-site) | | | | | | | | | |
| | | | | Subtotal | - | - | 224,154 | - | |
| STRUCTURES | | | | | STRUCTURES | | | | |
| Residential Structures - New Construction | | | | | | | | | |
| Residential Structures - Rehab | | | | 1,346,714 | | | 1,346,714 | | |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr | | | | | | | | | |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab | | | | 39,427 | | | 39,427 | | |
| | | | | Subtotal | - | - | 1,386,141 | - | |
| CONTRACTOR SERVICES | | | | | CONTRACTOR SERVICES | | | | |
| | DCA Limit | | 14.000% | | | | | | |
| Builder Profit: | 6.000% | 96,618 | 6.000% | 96,617 | | | 96,617 | | |
| Builder Overhead | 2.000% | 32,206 | 2.000% | 32,205 | | | 32,205 | | |
| General Requirements* | 6.000% | 96,618 | 6.000% | 96,617 | | | 96,617 | | |
| *See QAP: General Requirements policy | 14.000% | 225,441 | | Subtotal | - | - | 225,439 | - | |
| OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner) | | | | | OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner) | | | | |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | | | | - | | | - | | |
| Total Construction Hard Costs | | | | | Total Construction Hard Costs | | | | |
| 1,835,733.85 | | | | | 41,721.22 per Res'l unit | | | | |
| | | | | | 50.74 per Res'l unit SF | | | | |
| | | | | | 50.25 per total sq ft | | | | |
| CONSTRUCTION CONTINGENCY | | | | | CONSTRUCTION CONTINGENCY | | | | |

PART FOUR - USES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

| | | | | | | |
|---|------------------------|-------------------|--------------------------------------|--------------------------|-----------------------------|---|
| Construction Contingency | 7.00% | 128,501 | | | 128,501 | |
| I. DEVELOPMENT BUDGET (cont'd) | | | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
| | | TOTAL COST | | | | |
| CONSTRUCTION PERIOD FINANCING | | | CONSTRUCTION PERIOD FINANCING | | | |
| Bridge Loan Fee | | | | | | |
| Bridge Loan Interest | | | | | | |
| Construction Loan Fee | | | | | | |
| Construction Loan Interest | | 99,132 | | | 77,923 | |
| Construction Legal Fees | | | | | | |
| Construction Period Inspection Fees | | 3,400 | | | 3,400 | |
| Construction Period Real Estate Tax | | | | | | |
| Construction Insurance | | | | | | |
| Title and Recording Fees | | | | | | |
| Payment and Performance bonds | | 22,577 | | | 22,577 | |
| Other: | | | | | | |
| Other: | | | | | | |
| | <i>Subtotal</i> | 125,109 | - | - | 103,900 | - |
| PROFESSIONAL SERVICES | | | PROFESSIONAL SERVICES | | | |
| Architectural Fee - Design | | 28,600 | | | 28,600 | |
| Architectural Fee - Supervision | | 15,400 | | | 15,400 | |
| Green Building Consultant Fee Max: 20,000 | | | | | | |
| Green Building Program Certification Fee (LEED or Earthcraft) | | | | | | |
| Accessibility Inspections and Plan Review | | 1,375 | | | 1,375 | |
| Construction Materials Testing | | | | | | |
| Engineering | | | | | | |
| Real Estate Attorney | | | | | | |
| Accounting | | 10,000 | | | 10,000 | |
| As-Built Survey | | 8,600 | | | 6,631 | |
| Other: Energy Audit Testing | | 3,150 | | | 3,150 | |
| | <i>Subtotal</i> | 67,125 | - | - | 65,156 | - |
| LOCAL GOVERNMENT FEES | <i>Avg per unit: 0</i> | | LOCAL GOVERNMENT FEES | | | |
| Building Permits | | | | | | |
| Impact Fees | | | | | | |
| Water Tap Fees | <i>waived?</i> | | | | | |
| Sewer Tap Fees | <i>waived?</i> | | | | | |
| | <i>Subtotal</i> | - | - | - | - | - |
| PERMANENT FINANCING FEES | | | PERMANENT FINANCING FEES | | | |
| Permanent Loan Fees | | 34,528 | | | | |
| Permanent Loan Legal Fees | | 6,500 | | | | |
| Title and Recording Fees | | 2,250 | | | | |
| Bond Issuance Premium | | | | | | |
| Cost of Issuance / Underwriter's Discount | | 39,104 | | | | |

PART FOUR - USES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

| | | | | |
|--------|-----------------|--------|--|---|
| Other: | | | | |
| | Subtotal | 82,382 | | - |

I. DEVELOPMENT BUDGET (cont'd)

| | | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|---|----------------------------|------------|------------------------|-------------------|----------------------|--------------------------------------|
| DCA-RELATED COSTS | | | | | | |
| DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP) | | | | | | |
| Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf) | | 6,500 | | | | |
| DCA Waiver and Pre-approval Fees | | 9,000 | | | | |
| LIHTC Allocation Processing Fee | 8,735 | 8,735 | | | | |
| LIHTC Compliance Monitoring Fee | 35,200 | 35,200 | | | | |
| DCA HOME Front End Analysis Fee (when ID of Interest; \$3000) | | | | | | |
| DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000) | | 3,000 | | | | |
| Other: | | | | | | |
| Other: | | | | | | |
| | Subtotal | 62,435 | | | | - |
| EQUITY COSTS | | | | | | |
| Partnership Organization Fees | | 300 | | | | |
| Tax Credit Legal Opinion | | | | | | |
| Syndicator Legal Fees | | 16,304 | | | | |
| Other: | | | | | | |
| | Subtotal | 16,604 | | | | - |
| DEVELOPER'S FEE | | | | | | |
| Developer's Overhead | 10.000% | 48,119 | | 10,959 | 37,160 | |
| Consultant's Fee | 70.000% | 336,832 | | 76,711 | 260,121 | |
| Guarantor Fees | 0.000% | | | | | |
| Developer's Profit | 20.000% | 96,238 | | 21,917 | 74,320 | |
| | Subtotal | 481,189 | - | 109,587 | 371,602 | - |
| START-UP AND RESERVES | | | | | | |
| Marketing | | | | | | |
| Rent-Up Reserves | 41,233 | | | | | |
| Operating Deficit Reserve: | 107,606 | 64,129 | | | | |
| Replacement Reserve | | - | | | | |
| Furniture, Fixtures and Equipment | Proposed Avg Per Unit: 159 | 7,000 | | | 7,000 | |
| Other: PRA Escrow | | 53,280 | | | | |
| | Subtotal | 124,409 | - | - | 7,000 | - |
| OTHER COSTS | | | | | | |
| Relocation | | 10,732 | | | 10,732 | |
| Other: Project Administration | | 250 | | | | |
| | Subtotal | 10,982 | - | - | 10,732 | - |

PART FOUR - USES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

| | | | | | |
|-------------------------------------|------------------|-----------|---------------------|------------------|----------|
| TOTAL DEVELOPMENT COST (TDC) | 4,260,439 | - | 835,006 | 2,545,249 | - |
| <i>Average TDC Per:</i> | <i>Unit:</i> | 96,828.16 | <i>Square Foot:</i> | 116.62 | |

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

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

Eligible Basis Calculation

Total Basis
 Less Total Subtractions From Basis (see above)
 Total Eligible Basis
 Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type:

| | | | |
|--|---------|----------------|-----------|
| | 0 | 835,006 | 2,545,249 |
| | 0 | | 0 |
| | 0 | 835,006 | 2,545,249 |
| | | | 100.00% |
| | 0 | 835,006 | 2,545,249 |
| | 100.00% | 100.00% | 100.00% |
| | 0 | 835,006 | 2,545,249 |
| | | 3.23% | 3.23% |
| | 0 | 26,971 | 82,212 |
| Total Basis Method Tax Credit Calculation | | 109,182 | |

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

| | | |
|---|---|---|
| 8,203,704 | If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: | If proposed project has Historic Designation, indicate below (Y/N): |
| 4,260,439 | | |
| 2,287,036 | | |
| 1,973,403 | Funding Amount | 0 |
| / 10 | | |
| 197,340 | Federal | State |
| 1.7300 | = 1.1400 | + 0.5900 |
| 114,070 | | |
| TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit: | | 109,182 |

PART FOUR - USES OF FUNDS - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

109,182

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

109,182

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

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

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

RESERVES:

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

OPERATING DEFICIT RESERVE - A waiver has been granted that DCA consider operating deficit reserve equivalent to 3.5 months of operating expenses plus 3.5 months of debt service.

PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$53,280 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

PART FOUR (b) - OTHER COSTS - 2017-0 - Yester Oaks Apartments - LaFayette - Walker, County

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

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

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

| | Description/Nature of Cost | Basis Justification |
|--|-----------------------------------|----------------------------|
| | | |
| <i>Total Cost</i> <input type="text" value="-"/> <i>Total Basis</i> <input type="text" value="-"/> | | |

CONSTRUCTION PERIOD FINANCING

0

| | | |
|--|--|--|
| | | |
| <i>Total Cost</i> <input type="text" value="-"/> <i>Total Basis</i> <input type="text" value="-"/> | | |

0

| | | |
|--|--|--|
| | | |
| <i>Total Cost</i> <input type="text" value="-"/> <i>Total Basis</i> <input type="text" value="-"/> | | |

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. |
| <i>Total Cost</i> <input type="text" value="3,150"/> <i>Total Basis</i> <input type="text" value="3,150"/> | | |

PERMANENT FINANCING FEES

0

| | | |
|--|--|--|
| | | |
|--|--|--|

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost

DCA-RELATED COSTS

0

Total Cost

0

Total Cost

EQUITY COSTS

0

Total Cost

START-UP AND RESERVES

PRA Escrow

A PRA (private rental assistance) escrow of 53,280 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. $\$53,280 = (\$67 \text{ increase} \times 28 \text{ units} \times 24 \text{ months}) + (\$43 \text{ increase} \times 8 \text{ Units} \times 24 \text{ months})$

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

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

| |
|--|
| |
|--|

| |
|--|
| |
|--|

| |
|--|
| |
|--|

Total Cost Total Basis

OTHER COSTS

Project Administration

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

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

| |
|--|
| |
|--|

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

DCA Utility Region for project: North

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

| | | |
|---------------------------|-----------|----|
| 2017 Approved USDA Budget | | |
| January 1, 2017 | Structure | MF |

| Utility | Fuel | Paid By (check one) | | | Tenant-Paid Utility Allowances by Unit Size (# Bdrms) | | | | |
|---|--|-------------------------------------|-------------------------------------|--|---|-----------|------------|----------|----------|
| | | Tenant | Owner | | Efficiency | 1 | 2 | 3 | 4 |
| Heat | Electric | <input checked="" type="checkbox"/> | | | | 17 | 23 | | |
| Cooking | Electric | <input checked="" type="checkbox"/> | | | | 6 | 8 | | |
| Hot Water | Electric | <input checked="" type="checkbox"/> | | | | 11 | 14 | | |
| Air Conditioning | Electric | <input checked="" type="checkbox"/> | | | | 8 | 10 | | |
| Range/Microwave | Electric | <input checked="" type="checkbox"/> | | | | 6 | 7 | | |
| Refrigerator | Electric | <input checked="" type="checkbox"/> | | | | 6 | 8 | | |
| Other Electric | Electric | <input checked="" type="checkbox"/> | | | | 6 | 8 | | |
| Water & Sewer | Submetered*? <input type="checkbox"/> No | <input checked="" type="checkbox"/> | | | | 23 | 30 | | |
| Refuse Collection | | | <input checked="" type="checkbox"/> | | | | | | |
| Total Utility Allowance by Unit Size | | | | | 0 | 83 | 108 | 0 | 0 |

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

| | | |
|--|-----------|--|
| | | |
| | Structure | |

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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

DCA COMMENTS

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

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

| | Efficiency | 1BR | 2BR | 3BR | 4BR | Total | |
|--|------------|-----|-----|-----|-----|-------|--------------------------------|
| | 0 | 16 | 28 | 0 | 0 | 44 | (Includes inc-restr mgr units) |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | (no rent charged) |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | |
| | 0 | 2 | 6 | 0 | 0 | 8 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 2 | 6 | 0 | 0 | 8 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 8 | 0 | 0 | 24 | |
| | 0 | 16 | 8 | 0 | 0 | 24 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 20 | 0 | 0 | 20 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 0 | 16 | 28 | 0 | 0 | 44 | |
| | 0 | 0 | 0 | 0 | 0 | 0 | |

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

Unit Square Footage:

| | | | | | | | |
|-------------------|---------|---|--------|--------|---|---|--------|
| Low Income | 60% AMI | 0 | 10,464 | 25,712 | 0 | 0 | 36,176 |
| | 50% AMI | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total | 0 | 10,464 | 25,712 | 0 | 0 | 36,176 |
| Unrestricted | | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Residential | | 0 | 10,464 | 25,712 | 0 | 0 | 36,176 |
| Common Space | | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 10,464 | 25,712 | 0 | 0 | 36,176 |

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 5,397 Laundry, vending, app fees, etc. **Actual pct of PGI:** 2.07%

Other Income (OI) by Year:

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

Included in Mgt Fee:

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

NOT Included in Mgt Fee:

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

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits 30,566

On-Site Security

Contracted Guard

Taxes and Insurance

Real Estate Taxes (Gross)* 12,654

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

| | |
|--------------------------------------|---------------|
| Maintenance Salaries & Benefits | 19,077 |
| Support Services Salaries & Benefits | 20,321 |
| Other (describe here) | |
| Subtotal | 69,964 |

On-Site Office Costs

| | |
|-------------------------------------|--------------|
| Office Supplies & Postage | 2,290 |
| Telephone | 1,639 |
| Travel | 0 |
| Leased Furniture / Equipment | 0 |
| Activities Supplies / Overhead Cost | 0 |
| Other (describe here) | |
| Subtotal | 3,929 |

Maintenance Expenses

| | |
|----------------------|---------------|
| Contracted Repairs | 200 |
| General Repairs | 500 |
| Grounds Maintenance | 9,490 |
| Extermination | 4,831 |
| Maintenance Supplies | 3,736 |
| Elevator Maintenance | 0 |
| Redecorating | 532 |
| Snow Removal | 150 |
| Subtotal | 19,439 |

| | |
|-------------------------|----------|
| Electronic Alarm System | |
| Subtotal | 0 |

Professional Services

| | |
|-----------------------|--------------|
| Legal | 197 |
| Accounting | 6,075 |
| Advertising | 267 |
| Other (describe here) | |
| Subtotal | 6,539 |

Utilities (Avg\$/mth/unit)

| | | |
|-----------------------|---|---------------|
| Electricity | 6 | 2,935 |
| Natural Gas | 0 | 0 |
| Water&Swr | 4 | 1,872 |
| Trash Collection | | 5,400 |
| Other (describe here) | | |
| Subtotal | | 10,207 |

WARNING!
RR proposed is below the DCA required minimum.

| | |
|-----------------------|---------------|
| Insurance** | 13,709 |
| Other (describe here) | 2,091 |
| Subtotal | 28,454 |

Management Fee: **26,400**

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

TOTAL OPERATING EXPENSES **164,932**

Average per unit 3,748.45
Total OE Required

Replacement Reserve (RR) **13,200**

Proposed averaga RR/unit amount: **300**

Minimum Replacement Reserve Calculation

| Unit Type | Units x RR Min | Total by Type |
|---------------|--------------------|---------------|
| Multifamily | | |
| Rehab | 44 units x \$350 = | 15,400 |
| New Constr | 0 units x \$250 = | 0 |
| SF or Duplex | 0 units x \$420 = | 0 |
| Historic Rhb | 0 units x \$420 = | 0 |
| Totals | 44 | 15,400 |

TOTAL ANNUAL EXPENSES **178,132**

V. APPLICANT COMMENTS AND CLARIFICATIONS

RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage. The project will continue to receive 18% PBRA and has budgeted PRA (Private Rental Assistance) to mitigate any negative impact to existing tenants as a result of the rehab.

ANCILLARY INCOME: A waiver has been obtained from DCA for the budgeted ancillary income figure.

PROPERTY TAX: Pro forma as approved by USDA RD.

PROPERTY INSURANCE: Pro forma as approved by USDA RD.

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

In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. OPERATING ASSUMPTIONS

| | |
|---------------------------|-------|
| Revenue Growth | 2.00% |
| Expense Growth | 3.00% |
| Reserves Growth | 3.00% |
| Vacancy & Collection Loss | 8.00% |
| Ancillary Income Limit | 2.00% |

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

| | | | |
|--|-----|---|--------|
| Asset Management Fee Amount (include total charged by all lenders/investors) | | Yr 1 Asset Mgt Fee Percentage of EGI: | 0.00% |
| Property Mgt Fee Growth Rate (choose one): | | Yr 1 Prop Mgt Fee Percentage of EGI: | 10.78% |
| Expense Growth Rate (3.00%) | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt: | 26,400 |
| Percent of Effective Gross Income | | --> If Yes, indicate actual percentage: | |

II. OPERATING PRO FORMA

| Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 260,928 | 266,147 | 271,469 | 276,899 | 282,437 | 288,086 | 293,847 | 299,724 | 305,719 | 311,833 |
| Ancillary Income | 5,219 | 5,323 | 5,429 | 5,538 | 5,649 | 5,762 | 5,877 | 5,994 | 6,114 | 6,237 |
| Vacancy | (21,292) | (21,718) | (22,152) | (22,595) | (23,047) | (23,508) | (23,978) | (24,457) | (24,947) | (25,446) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |
| Expenses less Mgt Fee | (138,532) | (142,688) | (146,969) | (151,378) | (155,919) | (160,597) | (165,414) | (170,377) | (175,488) | (180,753) |
| Property Mgmt | (26,400) | (27,192) | (28,008) | (28,848) | (29,713) | (30,605) | (31,523) | (32,469) | (33,443) | (34,446) |
| Reserves | (13,200) | (13,596) | (14,004) | (14,424) | (14,857) | (15,302) | (15,761) | (16,234) | (16,721) | (17,223) |
| NOI | 66,723 | 66,276 | 65,766 | 65,192 | 64,550 | 63,836 | 63,047 | 62,181 | 61,234 | 60,202 |
| Mortgage A | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) |
| Mortgage B | - | - | - | - | - | - | - | - | - | - |
| Mortgage C | - | - | - | - | - | - | - | - | - | - |
| D/S Other Source,not DDF | - | - | - | - | - | - | - | - | - | - |
| DCA HOME Cash Resrv. | | | | | | | | | | |
| Asset Mgmt | - | - | - | - | - | - | - | - | - | - |
| Cash Flow | 16,444 | 15,997 | 15,487 | 14,913 | 14,271 | 13,556 | 12,768 | 11,902 | 10,955 | 9,923 |
| DCR Mortgage A | 1.33 | 1.32 | 1.31 | 1.30 | 1.28 | 1.27 | 1.25 | 1.24 | 1.22 | 1.20 |
| DCR Mortgage B | | | | | | | | | | |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 1.33 | 1.32 | 1.31 | 1.30 | 1.28 | 1.27 | 1.25 | 1.24 | 1.22 | 1.20 |
| Oper Exp Coverage Ratio | 1.37 | 1.36 | 1.35 | 1.33 | 1.32 | 1.31 | 1.30 | 1.28 | 1.27 | 1.26 |
| Mortgage A Balance | 923,487 | 914,582 | 905,269 | 895,528 | 885,339 | 874,682 | 863,536 | 851,877 | 839,683 | 826,929 |
| Mortgage B Balance | 1,161,796 | 1,173,468 | 1,185,256 | 1,197,163 | 1,209,190 | 1,221,337 | 1,233,607 | 1,246,000 | 1,258,517 | 1,271,160 |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | | | | | | | | | | |
| Year | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Revenues | 318,070 | 324,431 | 330,920 | 337,538 | 344,289 | 351,175 | 358,198 | 365,362 | 372,669 | 380,123 |
| Ancillary Income | 6,361 | 6,489 | 6,618 | 6,751 | 6,886 | 7,023 | 7,164 | 7,307 | 7,453 | 7,602 |
| Vacancy | (25,954) | (26,474) | (27,003) | (27,543) | (28,094) | (28,656) | (29,229) | (29,814) | (30,410) | (31,018) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |

PART SEVEN - OPERATING PRO FORMA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. OPERATING ASSUMPTIONS

| | |
|---------------------------|-------|
| Revenue Growth | 2.00% |
| Expense Growth | 3.00% |
| Reserves Growth | 3.00% |
| Vacancy & Collection Loss | 8.00% |
| Ancillary Income Limit | 2.00% |

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

| | | | |
|--|-----|---|--------|
| Asset Management Fee Amount (include total charged by all lenders/investors) | | Yr 1 Asset Mgt Fee Percentage of EGI: | 0.00% |
| Property Mgt Fee Growth Rate (choose one): | | Yr 1 Prop Mgt Fee Percentage of EGI: | 10.78% |
| Expense Growth Rate (3.00%) | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt: | 26,400 |
| Percent of Effective Gross Income | | --> If Yes, indicate actual percentage: | |

II. OPERATING PRO FORMA

| | | | | | | | | | | |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Expenses less Mgt Fee | (186,175) | (191,761) | (197,514) | (203,439) | (209,542) | (215,828) | (222,303) | (228,972) | (235,841) | (242,917) |
| Property Mgmt | (35,479) | (36,544) | (37,640) | (38,769) | (39,932) | (41,130) | (42,364) | (43,635) | (44,944) | (46,293) |
| Reserves | (17,740) | (18,272) | (18,820) | (19,385) | (19,966) | (20,565) | (21,182) | (21,818) | (22,472) | (23,146) |
| NOI | 59,083 | 57,870 | 56,562 | 55,153 | 53,640 | 52,019 | 50,284 | 48,431 | 46,455 | 44,351 |
| Mortgage A | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) |
| Mortgage B | - | - | - | - | - | - | - | - | - | - |
| Mortgage C | - | - | - | - | - | - | - | - | - | - |
| D/S Other Source,not DDF | - | - | - | - | - | - | - | - | - | - |
| DCA HOME Cash Resrv. | - | - | - | - | - | - | - | - | - | - |
| Asset Mgmt | - | - | - | - | - | - | - | - | - | - |
| Cash Flow | 8,803 | 7,591 | 6,282 | 4,874 | 3,361 | 1,740 | 5 | (1,848) | (3,824) | (5,928) |
| DCR Mortgage A | 1.18 | 1.15 | 1.12 | 1.10 | 1.07 | 1.03 | 1.00 | 0.96 | 0.92 | 0.88 |
| DCR Mortgage B | | | | | | | | | | |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 1.18 | 1.15 | 1.12 | 1.10 | 1.07 | 1.03 | 1.00 | 0.96 | 0.92 | 0.88 |
| Oper Exp Coverage Ratio | 1.25 | 1.23 | 1.22 | 1.21 | 1.20 | 1.19 | 1.18 | 1.16 | 1.15 | 1.14 |
| Mortgage A Balance | 813,588 | 799,635 | 785,041 | 769,777 | 753,811 | 737,112 | 719,645 | 701,376 | 682,268 | 662,282 |
| Mortgage B Balance | 1,283,930 | 1,296,828 | 1,309,856 | 1,323,015 | 1,336,306 | 1,349,730 | 1,363,290 | 1,376,985 | 1,390,818 | 1,404,791 |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | | | | | | | | | | |

| Year | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 387,725 | 395,480 | 403,389 | 411,457 | 419,686 | 428,080 | 436,642 | 445,374 | 454,282 | 463,368 |
| Ancillary Income | 7,755 | 7,910 | 8,068 | 8,229 | 8,394 | 8,562 | 8,733 | 8,907 | 9,086 | 9,267 |
| Vacancy | (31,638) | (32,271) | (32,917) | (33,575) | (34,246) | (34,931) | (35,630) | (36,343) | (37,069) | (37,811) |
| Other Income (OI) | - | - | - | - | - | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - | - | - | - | - | - |
| Expenses less Mgt Fee | (250,204) | (257,710) | (265,442) | (273,405) | (281,607) | (290,055) | (298,757) | (307,720) | (316,951) | (326,460) |
| Property Mgmt | (47,681) | (49,112) | (50,585) | (52,103) | (53,666) | (55,276) | (56,934) | (58,642) | (60,401) | (62,213) |
| Reserves | (23,841) | (24,556) | (25,293) | (26,051) | (26,833) | (27,638) | (28,467) | (29,321) | (30,201) | (31,107) |
| NOI | 42,116 | 39,740 | 37,221 | 34,552 | 31,728 | 28,741 | 25,587 | 22,257 | 18,745 | 15,045 |
| Mortgage A | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) |
| Mortgage B | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) |

PART SEVEN - OPERATING PRO FORMA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. OPERATING ASSUMPTIONS

| | |
|---------------------------|-------|
| Revenue Growth | 2.00% |
| Expense Growth | 3.00% |
| Reserves Growth | 3.00% |
| Vacancy & Collection Loss | 8.00% |
| Ancillary Income Limit | 2.00% |

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

| | | | |
|--|-----|---|--------|
| Asset Management Fee Amount (include total charged by all lenders/investors) | | Yr 1 Asset Mgt Fee Percentage of EGI: | 0.00% |
| Property Mgt Fee Growth Rate (choose one): | | Yr 1 Prop Mgt Fee Percentage of EGI: | 10.78% |
| Expense Growth Rate (3.00%) | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt: | 26,400 |
| Percent of Effective Gross Income | | --> If Yes, indicate actual percentage: | |

II. OPERATING PRO FORMA

| | | | | | | | | | | |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Mortgage C | - | - | - | - | - | - | - | - | - | - |
| D/S Other Source,not DDF | - | - | - | - | - | - | - | - | - | - |
| DCA HOME Cash Resrv. | | | | | | | | | | |
| Asset Mgmt | - | - | - | - | - | - | - | - | - | - |
| Cash Flow | (37,406) | (39,782) | (42,300) | (44,970) | (47,794) | (50,781) | (53,935) | (57,265) | (60,776) | (64,477) |
| DCR Mortgage A | 0.84 | 0.79 | 0.74 | 0.69 | 0.63 | 0.57 | 0.51 | 0.44 | 0.37 | 0.30 |
| DCR Mortgage B | (0.28) | (0.36) | (0.45) | (0.54) | (0.63) | (0.74) | (0.84) | (0.96) | (1.08) | (1.20) |
| DCR Mortgage C | | | | | | | | | | |
| DCR Other Source | | | | | | | | | | |
| Total DCR | 0.53 | 0.50 | 0.47 | 0.43 | 0.40 | 0.36 | 0.32 | 0.28 | 0.24 | 0.19 |
| Oper Exp Coverage Ratio | 1.13 | 1.12 | 1.11 | 1.10 | 1.09 | 1.08 | 1.07 | 1.06 | 1.05 | 1.04 |
| Mortgage A Balance | 641,378 | 619,514 | 596,645 | 572,726 | 547,708 | 521,540 | 494,170 | 465,543 | 435,601 | 404,283 |
| Mortgage B Balance | 1,389,526 | 1,374,108 | 1,358,535 | 1,342,806 | 1,326,918 | 1,310,872 | 1,294,663 | 1,278,292 | 1,261,757 | 1,245,055 |
| Mortgage C Balance | | | | | | | | | | |
| Other Source Balance | | | | | | | | | | |

| Year | 31 | 32 | 33 | 34 | 35 |
|---------------------------|-----------|-----------|-----------|-----------|-----------|
| Revenues | 472,635 | 482,088 | 491,729 | 501,564 | 511,595 |
| Ancillary Income | 9,453 | 9,642 | 9,835 | 10,031 | 10,232 |
| Vacancy | (38,567) | (39,338) | (40,125) | (40,928) | (41,746) |
| Other Income (OI) | - | - | - | - | - |
| OI Not Subject to Mgt Fee | - | - | - | - | - |
| Expenses less Mgt Fee | (336,254) | (346,341) | (356,731) | (367,433) | (378,456) |
| Property Mgmt | (64,080) | (66,002) | (67,982) | (70,022) | (72,122) |
| Reserves | (32,040) | (33,001) | (33,991) | (35,011) | (36,061) |
| NOI | 11,147 | 7,047 | 2,734 | (1,798) | (6,558) |
| Mortgage A | (50,279) | (50,279) | (50,279) | (50,279) | (50,279) |
| Mortgage B | (29,243) | (29,243) | (29,243) | (29,243) | (29,243) |
| Mortgage C | - | - | - | - | - |
| D/S Other Source,not DDF | - | - | - | - | - |
| DCA HOME Cash Resrv. | | | | | |
| Asset Mgmt | - | - | - | - | - |
| Cash Flow | (68,375) | (72,475) | (76,787) | (81,320) | (86,080) |
| DCR Mortgage A | 0.22 | 0.14 | 0.05 | (0.04) | (0.13) |

PART SEVEN - OPERATING PRO FORMA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

I. OPERATING ASSUMPTIONS

Revenue Growth 2.00%
 Expense Growth 3.00%
 Reserves Growth 3.00%
 Vacancy & Collection Loss 8.00%
 Ancillary Income Limit 2.00%

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

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

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 10.78%

Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 26,400

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

II. OPERATING PRO FORMA

| | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| DCR Mortgage B | (1.34) | (1.48) | (1.63) | (1.78) | (1.94) |
| DCR Mortgage C | | | | | |
| DCR Other Source | | | | | |
| Total DCR | 0.14 | 0.09 | 0.03 | (0.02) | (0.08) |
| Oper Exp Coverage Ratio | 1.03 | 1.02 | 1.01 | 1.00 | 0.99 |
| Mortgage A Balance | 371,527 | 337,265 | 301,430 | 263,948 | 224,745 |
| Mortgage B Balance | 1,228,186 | 1,211,147 | 1,193,937 | 1,176,555 | 1,158,997 |
| Mortgage C Balance | | | | | |
| Other Source Balance | | | | | |

III. Applicant Comments & Clarifications

IV. DCA Comments

The project was awarded debt deferral under the Multi-family Housing Preservation and Revitalization Restructuring Demonstration Program 2015 NOSA. The assumed 515 mortgage debt service will be deferred for 20 years. A refinance event will take place when deferral ends in year 20.

In addition to operating expenses each year, the property will pay a guaranty fee associated with the 538 loan. The guaranty fee will be 0.5% of the outstanding loan balance at the end of each year paid out of cash flow.

Vacancy has been underwritten to 8%.

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

The asset management fee amount will be determined based upon final approval by USDA of the amount of cash flow that can be distributed as Return to Owner. The fee will be paid by the partnership to the investor out of the approved Return to Owner amount annually.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)

2.)

3.)

4.)

5.)

6.)

7.)

8.)

9.)

10.)

11.)

12.)

13.)

14.)

15.)

16.)

17.)

18.)

19.)

20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

2 COST LIMITS

Pass?

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

New Construction and Acquisition/Rehabilitation

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

Is this Criterion met? **Yes**

| | Unit Type | | Nbr Units | Unit Cost Limit total by Unit Type | Nbr Units | Unit Cost Limit total by Unit Type |
|-------------|------------|---|-----------|------------------------------------|-----------|------------------------------------|
| Detached/Se | Efficiency | 0 | 0 | 133,109 x 0 units = 0 | 0 | 146,419 x 0 units = 0 |
| mi-Detached | 1 BR | 1 | 0 | 174,341 x 0 units = 0 | 0 | 191,775 x 0 units = 0 |

MSA for Cost Limit purposes:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

| | | | | | | | | |
|------------------------------------|-----------------|---|-----------|----------------------|------------------|----------|---------------------|----------|
| | 2 BR | 2 | 0 | 211,588 x 0 units = | 0 | 0 | 232,746 x 0 units = | 0 |
| | 3 BR | 3 | 0 | 258,924 x 0 units = | 0 | 0 | 284,816 x 0 units = | 0 |
| | 4 BR | 4 | 0 | 304,750 x 0 units = | 0 | 0 | 335,225 x 0 units = | 0 |
| | <i>Subtotal</i> | | <u>0</u> | | <u>0</u> | <u>0</u> | | <u>0</u> |
| Row House | Efficiency | 0 | 0 | 124,813 x 0 units = | 0 | 0 | 137,294 x 0 units = | 0 |
| | 1 BR | 1 | 16 | 163,799 x 16 units = | 2,620,784 | 0 | 180,178 x 0 units = | 0 |
| | 2 BR | 2 | 28 | 199,390 x 28 units = | 5,582,920 | 0 | 219,329 x 0 units = | 0 |
| | 3 BR | 3 | 0 | 245,408 x 0 units = | 0 | 0 | 269,948 x 0 units = | 0 |
| | 4 BR | 4 | 0 | 291,530 x 0 units = | 0 | 0 | 320,683 x 0 units = | 0 |
| | <i>Subtotal</i> | | <u>44</u> | | <u>8,203,704</u> | <u>0</u> | | <u>0</u> |
| Walkup | Efficiency | 0 | 0 | 103,445 x 0 units = | 0 | 0 | 113,789 x 0 units = | 0 |
| | 1 BR | 1 | 0 | 142,830 x 0 units = | 0 | 0 | 157,113 x 0 units = | 0 |
| | 2 BR | 2 | 0 | 181,076 x 0 units = | 0 | 0 | 199,183 x 0 units = | 0 |
| | 3 BR | 3 | 0 | 236,303 x 0 units = | 0 | 0 | 259,933 x 0 units = | 0 |
| | 4 BR | 4 | 0 | 294,424 x 0 units = | 0 | 0 | 323,866 x 0 units = | 0 |
| | <i>Subtotal</i> | | <u>0</u> | | <u>0</u> | <u>0</u> | | <u>0</u> |
| Elevator | Efficiency | 0 | 0 | 107,835 x 0 units = | 0 | 0 | 118,618 x 0 units = | 0 |
| | 1 BR | 1 | 0 | 150,968 x 0 units = | 0 | 0 | 166,064 x 0 units = | 0 |
| | 2 BR | 2 | 0 | 194,102 x 0 units = | 0 | 0 | 213,512 x 0 units = | 0 |
| | 3 BR | 3 | 0 | 258,803 x 0 units = | 0 | 0 | 284,683 x 0 units = | 0 |
| | 4 BR | 4 | 0 | 323,504 x 0 units = | 0 | 0 | 355,854 x 0 units = | 0 |
| | <i>Subtotal</i> | | <u>0</u> | | <u>0</u> | <u>0</u> | | <u>0</u> |
| Total Per Construction Type | | | <u>44</u> | | <u>8,203,704</u> | <u>0</u> | | <u>0</u> |

purposes.

Chattanooga

Tot Development Costs:

4,260,439

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

8,203,704

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

Threshold Justification per Applicant *DCA's Comments:*

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

Threshold Justification per Applicant *DCA's Comments:*

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

4 REQUIRED SERVICES Pass?

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

Threshold Justification per Applicant *DCA's Comments:*

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

5 MARKET FEASIBILITY Pass?

- A. Provide the name of the market study analyst used by applicant: **Bowen National Research**
- B. Project absorption period to reach stabilized occupancy: **5 months**
- C. Overall Market Occupancy Rate: **100.00%**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

D. Overall capture rate for tax credit units

D. **21.90%**

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

| Project Nbr | Project Name |
|-------------|--------------|
| 1 | |
| 2 | |

| Project Nbr | Project Name |
|-------------|--------------|
| 3 | |
| 4 | |

| Project Nbr | Project Name |
|-------------|--------------|
| 5 | |
| 6 | |

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

F. **No**

Threshold Justification per Applicant

It is the opinion of the market analyst that a market will continue for the subject post renovation. The LaFayette Site PMA offers a variety of age-restricted LIHTC product, but currently only offers one (1) general-occupancy LIHTC property, LaFayette Garden Apartments. This property also operates under the RD 515 program with RA available to all units. This property is currently 100.0% occupied with a four-household waiting list. Given the lack of non-subsidized general-occupancy LIHTC product in the Site PMA, three properties outside the market in the nearby towns of Dalton and Fort Oglethorpe, Georgia. The comparable unit types (one- and two-bedroom) offered among these properties are 100.0% occupied. The subject's proposed gross Tax Credit rents will be the lowest among these comparable properties, as compared to similar unit types. This is considered appropriate given the age of the subject project and its overall competitive position (unit design and amenities offered) as compared to these properties.

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

DCA's Comments:

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

1) Does it provide a land value?

1) **Yes**

2) Does it provide a value for the improvements?

2) **Yes**

3) Does the appraisal conform to USPAP standards?

3) **Yes**

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

4)

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

C. **No**

D. Has the property been:

D.

1) Rezoned?

1) **No**

2) Subdivided?

2) **No**

3) Modified?

3) **No**

Threshold Justification per Applicant

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

DCA's Comments:

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Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Pass?

7 ENVIRONMENTAL REQUIREMENTS

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

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

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Geotechnical & Environmental Consultants, Inc.**

2) **<62 dB**

Chattooga & Chickamauga Railroad At-Grade Crossing 600 ft. West (<61dB), North Main Street 544 ft. Southeast (<59 dB), Barwick Lafayette Airport 3.29 miles Southwest (<55 dB)

D. Is the subject property located in a:

D.

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

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

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

- 1) Lead-based paint? **No**
- 2) Noise? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **No**

- 9) Mold? **No**
- 10) PCB's? **No**
- 11) Radon? **No**

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

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

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

- 1)
- 2)
- 3)

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

G. **N/A**

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

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

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017**? Expiration Date: 12/31/18
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: Yester Oaks, L.P.
- D. Is there any Identity of Interest between the entity with site control and the applicant?

| | |
|-------|------------|
| Pass? | |
| A. | Yes |
| B. | <<Select>> |
| C. | |
| D. | Yes |

Threshold Justification per Applicant

8 D. The General Partner of Yester Oaks, L.P. (the Transferor) is Hallmark Group Services of Georgia II, LLC of which Martin H. Petersen is the Manager and William A. Glisson is a Member. Martin H. Petersen is also the Limited Partner of Yester Oaks, L.P. Martin H. Petersen is the Manager and William A. Glisson of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Yester Oaks, LLC (the Transferee).

DCA's Comments:

9 SITE ACCESS

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

| | |
|-------|-----|
| Pass? | |
| A. | Yes |
| B. | No |
| C. | No |
| D. | No |

Threshold Justification per Applicant

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

DCA's Comments:

10 SITE ZONING

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

| | |
|-------|------|
| Pass? | |
| A. | Yes |
| B. | Yes |
| C. | Yes |
| 1) | Yes |
| 2) | Yes |
| 3) | Yes |
| 4) | Yes |
| 5) | N/Ap |
| D. | No |
| E. | Yes |

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

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

DCA's Comments:

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

Threshold Justification per Applicant

2) Electric

City of Lafayette

1) No

2) Yes

11 A. An electric letter the city has been included in Tab 11.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

A1) No

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

2) Yes

B. Check all that are available to the site and enter provider name:

1) Public water

City of Lafayette

B1) Yes

2) Public sewer

City of Lafayette

2) Yes

Threshold Justification per Applicant

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

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

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

A. Disagree

1) Community area (select either community room or community building):

A1) Room

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

A2) Gazebo

If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approve

1) Pavilion

3) Basketball Court

2) Playground

4) N/A

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

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 installed above the range cook top, OR

6a) Yes

b. Electronically controlled solid cover plates over stove top burners

6b) No

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

D. N/A

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

| | |
|-----|--|
| 1) | |
| 2) | |
| 3a) | |
| 3b) | |

Threshold Justification per Applicant

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

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

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

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

Threshold Justification per Applicant

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

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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

| | | |
|----|-----|--|
| A. | Yes | |
| | Yes | |
| B. | Yes | |
| C. | Yes | |
| | Yes | |
| D. | Yes | |

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

Threshold Justification per Applicant

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

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

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

| | | |
|----|----------|----------------------|
| A. | Agree | <input type="text"/> |
| B. | Disagree | <input type="text"/> |

Threshold Justification per Applicant

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

DCA's Comments:

17 ACCESSIBILITY STANDARDS

Pass?

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

| | | |
|------|-----|----------------------|
| A1). | No | <input type="text"/> |
| 2) | Yes | <input type="text"/> |
| 3) | Yes | <input type="text"/> |
| 4) | No | <input type="text"/> |

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

| | | Minimum Required: | |
|--|--------------------------------|--------------------------------|------------|
| Nbr of Units Equipped: | | Nbr of Units | Percentage |
| 1) a. Mobility Impaired | <input type="text" value="3"/> | <input type="text" value="3"/> | 5% |
| b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)? | <input type="text" value="2"/> | <input type="text" value="2"/> | 40% |
| 2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents? | <input type="text" value="1"/> | <input type="text" value="1"/> | 2% |

| | | |
|-------|-----|----------------------|
| B1)a. | Yes | <input type="text"/> |
| b. | Yes | <input type="text"/> |
| 2) | Yes | <input type="text"/> |

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

The DCA qualified consultant will perform the following: Name of Accessibility Consultant

- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.

| | | |
|------|-----|----------------------|
| C. | Yes | <input type="text"/> |
| C1). | Yes | <input type="text"/> |

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

| | | |
|-----|-----|--|
| | | |
| 2). | Yes | |
| 3). | Yes | |
| 4). | Yes | |

Threshold Justification per Applicant

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

DCA's Comments:

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

| Pass? | Yes | 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, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

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

B. Standard Design Options for All Projects

- 1) Exterior Wall Finishes (select one)
- 2) Major Bldg Component Materials & Upgrades (select one)

Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty
 Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

| | | |
|----|-----|--|
| 1) | Yes | |
| 2) | Yes | |

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

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

| | | |
|----|----|--|
| C. | | |
| 1) | No | |
| 2) | No | |

Threshold Justification per Applicant

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

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

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

| Pass? | Yes | No |
|-------|-----|----|
| A. | Yes | |
| B. | Yes | |
| C. | No | |
| D. | No | |

- E. Certifying GP/Developer
- F. << Select Designation >>

Threshold Justification per Applicant

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

| | |
|-------|-----|
| Pass? | |
| A. | Yes |
| B. | No |
| C. | Yes |

Threshold Justification per Applicant

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

DCA's Comments:

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

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

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

Threshold Justification per Applicant

N/A - Applicant is a for profit entity.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

- A. Name of CHDO: [] Name of CHDO Managing GP: []
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: **0** D.

| | |
|-------|--|
| Pass? | |
| B. | |
| C. | |
| D. | |

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

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

| | | |
|----|-----|--|
| A. | Yes | |
| B. | No | |
| C. | No | |
| D. | No | |

Threshold Justification per Applicant

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

DCA's Comments:

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

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

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

D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

| | | | | | |
|------------------------------------|----|--|--------------------------------|---|--|
| 1) Number of Over Income Tenants | 3 | | 4) Number of Down units | 0 | |
| 2) Number of Rent Burdened Tenants | 22 | | 5) Number of Displaced Tenants | 3 | |
| 3) Number of Vacancies | 3 | | | | |

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

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

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

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

| | | |
|----|-------|--|
| A. | Agree | |
| B. | Agree | |
| C. | Agree | |
| D. | Agree | |
| E. | Agree | |

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker 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.

- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application?
Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

| | | |
|----|-------|--|
| F. | Agree | |
| G. | Agree | |
| H. | Agree | |

Threshold Justification per Applicant

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

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

TOTALS:

1. APPLICATION COMPLETENESS

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

| | | | | | | | | |
|----|--|----|--|----|--|--------------------|-------------------|------------------|
| | | | | | | Score Value | Self Score | DCA Score |
| | | | | | | TOTALS: 92 | 20 | 20 |
| 12 | | 12 | | 12 | | | | |

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3

| | |
|---|---|
| 0 | 0 |
|---|---|

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **44**

| Per Applicant | Per DCA |
|--------------------------------------|---------|
| Nbr of Restricted Residential Units: | |
| | |
| | |

Actual Percent of Residential Units:

| Per Applicant | Per DCA | | A. | | |
|---------------|---------|---|----|---|---|
| 0.00% | 0.00% | 2 | 1. | 0 | 0 |
| 0.00% | 0.00% | 1 | 2. | 0 | 0 |

B. Deeper Targeting through New PBRA Contracts

- 1. 15% (at least) of residential units to have PBRA for 10+ yrs:

| Nbr of PBRA Residential Units: | |
|--------------------------------|--|
| | |
| | |

| | | | B. | | |
|-------|-------|---|----|---|---|
| 0.00% | 0.00% | 3 | 1. | 0 | 0 |
| 0 | 0 | 2 | 2. | 0 | 0 |
| | | 1 | | | |

- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

13

| | |
|---|---|
| 0 | 0 |
|---|---|

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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

12

| | |
|--|--|
| | |
|--|--|

B. Bonus Desirable

(1 pt - see QAP)

1

| | |
|--|--|
| | |
|--|--|

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

various

| | |
|--|--|
| | |
|--|--|

Scoring Justification per Applicant

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6

| | |
|---|---|
| 0 | 0 |
|---|---|

Evaluation Criteria

Competitive Pool chosen: N/A - 4% Bond

Applicant Agrees? DCA Agrees?

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

| | |
|--|--|
| | |
| | |
| | |
| | |

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

| Score Value | Self Score | DCA Score |
|----------------|------------|-----------|
| TOTALS: | 92 | 20 |
| | | 20 |

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

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

B. Access to Public Transportation

Choose only one option in B.

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

| Score | Option | Self Score | DCA Score |
|-------|--------|------------|-----------|
| 6 | A. | 0 | 0 |
| 5 | 1. | | |
| 4 | 2. | | |
| 1 | 3. | | |
| 3 | B. | 0 | 0 |
| 3 | 1. | | |
| 2 | 2. | | |
| 1 | 3. | | |
| 2 | 4. | | |

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

| | | |
|---|--|--|
| 2 | | |
|---|--|--|

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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

| | | |
|---|---|---|
| 3 | 0 | 0 |
|---|---|---|

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

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

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

| | | |
|---|--|--|
| X | | |
|---|--|--|

A. Sustainable Communities Certification

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

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

1. EarthCraft Communities

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

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| TOTALS: 92 | 20 | 20 |

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

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

b) Name of nonrelated third party LEED AP that prepared Feasibility Study:

<<Enter LEED AP's Name here>> <<Enter LEED AP's Company Name here>>

Commitments for Building Certification:

- Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
- Project will meet program threshold requirements for Building Sustainability?
- Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

| | | |
|----|--------|--------|
| | Yes/No | Yes/No |
| 1. | | |
| 2. | | |
| 3. | | |

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

| | | |
|----|--|--|
| B. | | |
|----|--|--|

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? **3**

| | | |
|----|--------|--------|
| C. | Yes/No | Yes/No |
|----|--------|--------|

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.
- For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

| | | |
|----|---|---|
| D. | 0 | 0 |
| 1. | | |
| 2. | | |
| 3. | | |

Scoring Justification per Applicant

[Large empty text box for scoring justification]

DCA's Comments:

[Empty text box for DCA's comments]

7. STABLE COMMUNITIES

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

| | | |
|----------|----------|----------|
| 7 | 0 | 0 |
|----------|----------|----------|

A & Census Tract Demographics

| | | |
|----------|----------|--|
| 3 | 0 | |
|----------|----------|--|

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

1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):

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

| | | |
|--|--------|--------|
| | Yes/No | Yes/No |
| | | |

C. Georgia Department of Public Health Stable Communities

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

| | |
|-------------------------|-------------------------|
| Per Applicant | Per DCA |
| < Select > | < Select > |

| | | |
|----------|----------|----------|
| 2 | 0 | 0 |
|----------|----------|----------|

D. Mixed-Income Developments in Stable Communities

Market units: **0** Total Units: **44** Mkt Pct of Total: **0.00%**

| | | |
|----------|----------|----------|
| 2 | 0 | 0 |
|----------|----------|----------|

DCA's Comments:

[Empty text box for DCA's comments]

8. TRANSFORMATIONAL COMMUNITIES

(choose A or B)

| | | |
|-----------|--|--|
| 10 | | |
|-----------|--|--|

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| 92 | 20 | 20 |
| | | |
| | | |

TOTALS:

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

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

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

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

A. Community Revitalization

2 A.

| | |
|--|--|
| | |
|--|--|

Yes/No Yes/No

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

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

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

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

Project is in a QCT? **No** Census Tract Number: **206.020** Eligible Basis Adjustment: **<<Select>>**

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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| | | | |
|----------------|--------------------|-------------------|------------------|
| TOTALS: | Score Value | Self Score | DCA Score |
| | 92 | 20 | 20 |

OR

B. Community Transformation Plan

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

| | | | |
|---|-----|--|--|
| 6 | B. | | |
| 2 | 1. | | |
| 1 | CBD | | |

1. Community-Based Team

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

| | | | | | |
|--------------|-------------|--|---------|--|--|
| Entity Name | | | Website | | |
| Contact Name | Direct Line | | Email | | |

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

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

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

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

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

Community Quarterback (CQB) See QAP for requirements.

| | | | |
|------------------------|---|--|--|
| CQB | 1 | | |
| Enter page nbr(s) here | | | |

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

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

| | | | | | |
|---------------|-------------|--|---------|--|--|
| iii. CQB Name | | | Website | | |
| Contact Name | Direct Line | | Email | | |

2. Quality Transformation Plan

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

| | | | |
|---|----|--|--|
| 4 | 2. | | |
|---|----|--|--|

a) Public and Private Engagement

Tenancy: **Family**

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

| | | | |
|------------------------------|--------------------------------------|---|--|
| i. Transformation Partner 1 | <Select Transformation Partner type> | Date of Public Meeting 1 between Partners | |
| Org Name | | Date(s) of publication of meeting notice | |
| Website | | Publication(s) | |
| Contact Name | Direct Line | Social Media | |
| Email | | Mtg Locatn | |
| Role | | Which Partners were present at Public Mtg 1 between Partners? | |
| ii. Transformation Partner 2 | <Select Transformation Prtnr type> | If "Other" Type, specify below: | |
| Org Name | | Date of Public Meeting 2 (optional) between Partnrs | |
| | | Date(s) of publication of meeting notice | |

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| TOTALS: 92 | 20 | 20 |

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

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

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

| | |
|--------|--------|
| Yes/No | Yes/No |
| | |
- ii. Public Meetings

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

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

| | |
|---|--|
| i. Local Population Challenge 1 | |
| Goal for increasing residents' access | |
| Solution and Who Implements | |
| Goal for catalyzing neighborhood's access | |
| Solution and Who Implements | |
| ii. Local Population Challenge 2 | |
| Goal for increasing residents' access | |
| Solution and Who Implements | |
| Goal for catalyzing neighborhood's access | |
| Solution and Who Implements | |
| iii. Local Population Challenge 3 | |
| Goal for increasing residents' access | |
| Solution and Who Implements | |
| Goal for catalyzing neighborhood's access | |
| Solution and Who Implements | |
| iv. Local Population Challenge 4 | |
| Goal for increasing residents' access | |
| Solution and Who Implements | |
| Goal for catalyzing neighborhood's access | |
| Solution and Who Implements | |
| v. Local Population Challenge 5 | |
| Goal for increasing residents' access | |
| Solution and Who Implements | |
| Goal for catalyzing neighborhood's access | |
| Solution and Who Implements | |

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| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| TOTALS: 92 | 20 | 20 |
| 4 | | |
| 1 | 1. | |

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

| | |
|-------------|--|
| Direct Line | |
| Direct Line | |

Bank Name

Account Name

Bank Website

Contact Email

| |
|--|
| |
| |
| |
| |

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

2. Long-term Ground Lease

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

1 2.

3. Third-Party Capital Investment

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

2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

Improvement Completion Date

_____ miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

| |
|--|
| |
| |
| |

Full Cost of Improvement as a Percent of TDC:

| | |
|---------|---------|
| 0.0000% | 0.0000% |
|---------|---------|

Total Development Costs (TDC):
4,260,439

(Choose only one.)

D. Community Designations

10 D.

| | |
|--|--|
| | |
|--|--|

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

Scoring Justification per Applicant

DCA's Comments:

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

| | |
|---|---|
| 0 | 0 |
|---|---|

A. Phased Developments

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

| | | |
|----|--|--|
| A. | | |
| 1. | | |

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

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

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

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

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

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

1. **Five (5)** DCA funding cycles 3

| | | |
|----|--|--|
| 1. | | |
| 2. | | |
- OR** 2. **Four (4)** DCA funding cycles 2

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

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

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

1. Within the last **Five (5)** DCA funding cycles 3

| | | |
|----|--|--|
| 1. | | |
| 2. | | |
2. Since the 2000 DCA Housing Credit Competitive Round (additional point) 1
- 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 Yester Oaks Apartments, LaFayette, Walker County

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| Score Value | Self Score | DCA Score |
|-------------|------------|-----------|
| 92 | 20 | 20 |

TOTALS:

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

For DCA determination:

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

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

1

| | | |
|----|---|---|
| | 0 | 0 |
| A. | | |
| B. | | |

A. Waiver of Qualified Contract Right

1

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

B. Tenant Ownership

1

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

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

| | | |
|--|--------|--------|
| | Yes/No | Yes/No |
| | | |
| | | |

DCA's Comments:

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

| | |
|--|----|
| | 44 |
|--|----|

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

Scoring Justification per Applicant

DCA's Comments:

14. DCA COMMUNITY INITIATIVES

2

| | | |
|----|---|---|
| | 0 | 0 |
| A. | | |

A. Georgia Initiative for Community Housing (GICH)

1

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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| Score Value | Self Score | DCA Score |
|-------------|------------|-----------|
| 92 | 20 | 20 |

TOTALS:

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

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

< Select applicable GICH >

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

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

B. Designated Military Zones

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

1

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

City: **LaFayette** County: **Walker** QCT? **No** Census Tract #: **206.020**

Scoring Justification per Applicant

DCA's Comments:

| B. Yes/No | Yes/No |
|-----------|--------|
| | |

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

| 0 | 0 |
|--------|--------|
| Yes/No | Yes/No |

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

Total Qualifying Sources (TQS):

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

| |
|----------------|
| 4,260,439 |
| 0.0000% |

| |
|----------------|
| 0.0000% |
|----------------|

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

| |
|--|
| |
|--|

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

TOTALS: 92

| | |
|----|----|
| 20 | 20 |
|----|----|

Is the applicant claiming these points?

Selection Criteria

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

Ranking Pts Value Range

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

Ranking Pts

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

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

| |
|----|
| 4 |
| 44 |
| 4 |
| 16 |

| | | |
|---|---|---|
| 3 | 0 | 0 |
| 2 | 0 | 0 |

A. 1.

| | |
|----|--|
| 2. | |
| 3. | |
| 4. | |

B. Target Population Preference

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

3

| | | |
|-------|---|---|
| B. 1. | 0 | 0 |
|-------|---|---|

2.

| | |
|----|--|
| 2. | |
|----|--|

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

| |
|---|
| 0 |
|---|

| | | |
|---|---|---|
| 2 | 0 | 0 |
|---|---|---|

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:
Total Units
% of Total

| |
|-------|
| 0 |
| 44 |
| 0.00% |

2 A.

| | |
|--|--|
| | |
|--|--|

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

B. Historic

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

Nbr Historic units:
Total Units
% of Total

| |
|-------|
| 0 |
| 44 |
| 0.00% |

1 B.

| | |
|--|--|
| | |
|--|--|

DCA's Comments:

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| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| | 92 | 20 |
| | 3 | 0 |

TOTALS:

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

A. Preventive Health Screening/Wellness Program for Residents 3

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

| | |
|---|---|
| 0 | 0 |
| | |
| | |
| | |

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

| | Occurrence | Cost to Resident |
|----|------------|------------------|
| a) | | |
| b) | | |
| c) | | |
| d) | | |

B. Healthy Eating Initiative 2

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

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

| | |
|----|---|
| 0 | 0 |
| | |
| | |
| | |
| | |
| 2. | |

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

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| | | | |
|--------------------|-------------------|------------------|----------------|
| Score Value | Self Score | DCA Score | |
| | | | TOTALS: |

d)

C. Healthy Activity Initiative

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

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

| | | |
|---|---|---|
| 2 | 0 | 0 |
|---|---|---|

1. The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:

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

| | | |
|----|----------------------|----------------------|
| a) | <input type="text"/> | <input type="text"/> |
| b) | <input type="text"/> | <input type="text"/> |
| c) | <input type="text"/> | <input type="text"/> |
| d) | <input type="text"/> | <input type="text"/> |
| e) | <input type="text"/> | <input type="text"/> |

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

| | | |
|----|----------------------|----------------------|
| f) | <input type="text"/> | <input type="text"/> |
| g) | <input type="text"/> | <input type="text"/> |

Length of Trail miles

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

| | | |
|----|----------------------|----------------------|
| 2. | <input type="text"/> | <input type="text"/> |
|----|----------------------|----------------------|

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

| | | |
|---|---|---|
| 3 | 0 | 0 |
|---|---|---|

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

| | |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
|----------------------|----------------------|

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

Scoring Justification per Applicant

DCA's Comments:

21. WORKFORCE HOUSING NEED

(choose A or B)

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

| | | |
|---|---|---|
| 2 | 0 | 0 |
|---|---|---|

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

2

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

| | | |
|--------------------|-------------------|------------------|
| Score Value | Self Score | DCA Score |
| 92 | 20 | 20 |

TOTALS:

2

OR B. Exceed the minimum jobs threshold by 50%

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

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

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

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

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

Scoring Justification per Applicant

| | Per Applicant | Per DCA |
|--|---------------|---------|
| | | |
| | | |

0.00%

0.00%

| | |
|----------------|-------------|
| Project City | LaFayette |
| Project County | Walker |
| HUD SA | Chattanooga |
| MSA / Non-MSA | MSA |
| Urban or Rural | Rural |

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10

| | |
|-----------|-----------|
| 10 | 10 |
| 10 | 10 |
| | |

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE

92

| | |
|-----------|-----------|
| 20 | 20 |
|-----------|-----------|

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

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

PART NINE - SCORING CRITERIA - 2017-0 Yester Oaks Apartments, LaFayette, Walker County

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

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

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

| Score Value | Self Score | DCA Score |
|----------------|---------------|--------------|
| 92 | 20 | 20 |

TOTALS:

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

Yester Oaks Apartments

LaFayette, Walker County

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

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

Yester Oaks Apartments

LaFayette, Walker County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Yester Oaks Apartments

LaFayette, Walker County

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

Scoring Section 16 - Innovative Project Concept Narrative

Yester Oaks Apartments

LaFayette, Walker County

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

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

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

To DCA:

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

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

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

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

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

| MSA | Type | Unit TDC Limit by Bedroom Size | | | | | Historic / CTO | MSA | Type | Unit TDC Limit by Bedroom Size | | | | |
|-------------|-------------|--------------------------------|---------|---------|---------|---------|----------------|-------------|-------------|--------------------------------|---------|---------|---------|---------|
| | | 0 | 1 | 2 | 3 | 4+ | | | | 0 | 1 | 2 | 3 | 4+ |
| Albany | Detached/Se | 120,264 | 151,510 | 191,153 | 233,904 | 275,297 | | Albany | Detached/Se | 132,290 | 173,261 | 210,268 | 257,294 | 302,826 |
| Albany | Elevator | 97,421 | 136,390 | 175,358 | 213,311 | 252,264 | | Albany | Elevator | 107,163 | 150,029 | 192,893 | 251,192 | 321,490 |
| Albany | Row House | 112,781 | 147,999 | 180,148 | 221,709 | 263,370 | | Albany | Row House | 124,059 | 162,798 | 198,162 | 243,879 | 289,707 |
| Albany | Walkup | 93,491 | 129,089 | 163,659 | 213,583 | 266,118 | | Albany | Walkup | 102,840 | 141,997 | 180,024 | 234,941 | 292,729 |
| Athens | Detached/Se | 124,002 | 160,434 | 197,155 | 241,296 | 284,013 | | Athens | Detached/Se | 136,402 | 178,677 | 216,870 | 265,425 | 312,414 |
| Athens | Elevator | 100,476 | 140,667 | 180,857 | 221,143 | 261,429 | | Athens | Elevator | 110,523 | 154,733 | 198,942 | 265,257 | 331,571 |
| Athens | Row House | 116,248 | 152,579 | 185,753 | 228,661 | 271,655 | | Athens | Row House | 127,872 | 167,836 | 204,328 | 251,527 | 298,820 |
| Athens | Walkup | 96,302 | 132,960 | 168,552 | 219,490 | 274,022 | | Athens | Walkup | 105,922 | 146,256 | 185,403 | 241,934 | 301,435 |
| Atlanta | Detached/Se | 139,407 | 182,430 | 221,255 | 270,488 | 318,270 | | Atlanta | Detached/Se | 153,347 | 200,673 | 243,380 | 291,536 | 350,997 |
| Atlanta | Elevator | 112,784 | 157,897 | 203,010 | 270,681 | 338,351 | | Atlanta | Elevator | 124,062 | 173,886 | 223,311 | 297,749 | 372,186 |
| Atlanta | Row House | 130,931 | 171,658 | 208,792 | 256,678 | 304,763 | | Atlanta | Row House | 144,024 | 188,823 | 229,671 | 282,345 | 335,239 |
| Atlanta | Walkup | 108,868 | 150,379 | 190,725 | 249,057 | 310,346 | | Atlanta | Walkup | 119,754 | 165,416 | 209,797 | 273,962 | 341,380 |
| Augusta | Detached/Se | 128,534 | 167,884 | 203,317 | 248,031 | 291,664 | | Augusta | Detached/Se | 141,387 | 184,672 | 223,648 | 272,834 | 320,830 |
| Augusta | Elevator | 103,683 | 145,157 | 186,630 | 248,840 | 311,850 | | Augusta | Elevator | 114,051 | 159,672 | 205,293 | 273,724 | 342,155 |
| Augusta | Row House | 121,141 | 158,487 | 192,445 | 235,984 | 279,881 | | Augusta | Row House | 133,255 | 174,335 | 211,689 | 259,582 | 307,869 |
| Augusta | Walkup | 101,425 | 140,219 | 177,997 | 232,756 | 290,094 | | Augusta | Walkup | 111,567 | 154,240 | 195,796 | 256,031 | 319,103 |
| Chattanooga | Detached/Se | 133,109 | 174,341 | 211,588 | 258,924 | 304,750 | | Chattanooga | Detached/Se | 146,419 | 191,775 | 232,746 | 284,816 | 335,225 |
| Chattanooga | Elevator | 107,835 | 150,968 | 194,102 | 258,803 | 323,504 | | Chattanooga | Elevator | 118,618 | 166,064 | 213,512 | 284,683 | 358,854 |
| Chattanooga | Row House | 124,813 | 163,799 | 199,290 | 245,608 | 291,530 | | Chattanooga | Row House | 137,294 | 180,178 | 219,329 | 269,948 | 320,643 |
| Chattanooga | Walkup | 103,445 | 142,830 | 181,076 | 236,303 | 294,424 | | Chattanooga | Walkup | 113,789 | 157,113 | 199,183 | 259,933 | 323,866 |
| Columbus | Detached/Se | 121,194 | 158,615 | 192,390 | 235,232 | 276,796 | | Columbus | Detached/Se | 133,313 | 174,476 | 211,629 | 258,755 | 304,475 |
| Columbus | Elevator | 98,067 | 137,294 | 176,521 | 235,361 | 294,201 | | Columbus | Elevator | 107,873 | 151,023 | 194,173 | 258,897 | 323,621 |
| Columbus | Row House | 113,800 | 149,219 | 181,518 | 223,185 | 265,013 | | Columbus | Row House | 125,180 | 164,140 | 199,669 | 245,503 | 291,514 |
| Columbus | Walkup | 94,582 | 130,638 | 165,678 | 216,331 | 269,563 | | Columbus | Walkup | 104,040 | 142,701 | 182,245 | 237,964 | 296,519 |
| Macon | Detached/Se | 122,484 | 160,449 | 194,750 | 238,857 | 280,587 | | Macon | Detached/Se | 134,732 | 182,493 | 214,225 | 262,192 | 308,412 |
| Macon | Elevator | 99,250 | 138,950 | 178,650 | 238,200 | 297,750 | | Macon | Elevator | 109,175 | 152,845 | 196,515 | 262,020 | 327,525 |
| Macon | Row House | 114,820 | 150,709 | 183,480 | 225,870 | 268,343 | | Macon | Row House | 126,302 | 165,779 | 201,828 | 248,457 | 295,177 |
| Macon | Walkup | 95,112 | 131,315 | 166,465 | 217,213 | 270,634 | | Macon | Walkup | 104,623 | 144,446 | 183,111 | 238,934 | 297,697 |
| Savannah | Detached/Se | 128,669 | 168,462 | 204,394 | 250,016 | 294,230 | | Savannah | Detached/Se | 141,535 | 185,308 | 224,833 | 275,017 | 323,653 |
| Savannah | Elevator | 104,177 | 145,848 | 187,519 | 250,025 | 302,230 | | Savannah | Elevator | 114,594 | 160,432 | 206,270 | 275,027 | 343,785 |
| Savannah | Row House | 120,734 | 158,379 | 192,727 | 237,087 | 281,584 | | Savannah | Row House | 132,807 | 174,214 | 211,999 | 260,795 | 309,742 |
| Savannah | Walkup | 100,204 | 138,379 | 175,464 | 229,044 | 285,392 | | Savannah | Walkup | 110,224 | 152,216 | 193,010 | 251,948 | 313,931 |
| Valdosta | Detached/Se | 117,818 | 154,420 | 187,511 | 229,637 | 270,341 | | Valdosta | Detached/Se | 129,599 | 169,862 | 206,262 | 252,600 | 297,375 |
| Valdosta | Elevator | 95,549 | 133,769 | 171,988 | 229,318 | 286,647 | | Valdosta | Elevator | 105,103 | 147,145 | 189,186 | 252,249 | 315,311 |
| Valdosta | Row House | 110,334 | 144,909 | 176,506 | 217,443 | 258,414 | | Valdosta | Row House | 121,367 | 159,399 | 194,156 | 239,187 | 284,255 |
| Valdosta | Walkup | 97,210 | 135,995 | 169,553 | 226,108 | 289,274 | | Valdosta | Walkup | 100,331 | 138,484 | 175,508 | 228,918 | 285,201 |

| Unit Cost Limit | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | Minimum | Maximum |
|-----------------|---------|---------|---------|---------|---------|---------|---------|
| | 110,481 | 126,647 | 154,003 | 199,229 | 199,229 | 1,000 | 0 |

Maximum is project-specific

| Category | Specification | Scale | Minimum | Maximum | | | |
|---|--|---|--|---|---|---------|-----|
| Annual Operating Expenses | Annual Operating Expenses | Urban City of Atlanta | Per Unit | 4,500 | nil | | |
| | | Other MSA | Per Unit | 4,000 | nil | | |
| | | Rural MSA | Per Unit | 3,500 | nil | | |
| | | Non-MSA without USDA Financing | Per Unit | 3,000 | nil | | |
| | | Non-MSA with USDA Financing | Per Unit | 3,000 | nil | | |
| | | Replacement Reserve Pymt | Rehab | New | Per Unit | 350 | nil |
| | | | | Single Family and Duplex | Per Unit | 250 | nil |
| | | | | Historic Rehab | Per Unit | 420 | nil |
| | | | | Historic Rehab | Per Unit | 420 | nil |
| | | Development Costs | Pre-Development Costs | Tax Credit Application Fee | Per Project - For Profit or Joint Venture | 6,500 | |
| Tax Credit Application Fee | Per Project - Nonprofit | | | 5,500 | | | |
| Tax Credit Letter of Determination Fee | | | | 5,000 | | | |
| DCA HOME Consent Loan Pre-Application Fee | Per Project - For Profit or Joint Venture | | | 1,000 | | | |
| DCA HOME Consent Loan Pre-Application Fee | Per Project - Nonprofit | | | 500 | | | |
| Rehab | Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas. | | | 25,000 | see UCL | | |
| Construction Contingency | New | | | OR Dollar amount | N/A | 5% | |
| | | | | LESSER OF % of Construction Hard Costs | N/A | 500,000 | |
| | | | | OR Dollar amount | N/A | 7% | |
| | | | | LESSER OF % of Construction Hard Costs | N/A | 500,000 | |
| | | % of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs) | nil | 6% | | | |
| | | % of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs) | nil | 2% | | | |
| Bulkier Profit | General Requirements (exclusive of Contractor Svcs) | Professional Services | Per Unit | nil | 20,000 | | |
| | | DCA-Related Costs | Per Unit | 8% | | | |
| | | LHTC Allocation Fee | Per Project | 8% | | | |
| | | 4% LHTC IRS Form 8099 Fee | Per Project | 3,000 | | | |
| | | HOME Front-End Analysis Fee | Per Project | 1,500 | | | |
| | | Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination | Per Unit | 800 | nil | | |
| | | Compliance Monitoring Fee | LHTC Fee (both 4% and 9%) | Per Unit | 400 | nil | |
| | | | USDA S15 or URFA Fee | Per Unit | 1,500 | nil | |
| | | | Single Family Detached or Duplex fee | Per Dwelling | 750 | nil | |
| | | | HOME | Per Unit | 75 | | |
| Developer's Fee | Non-complaint Retrospection Fee | Per Unit or File | Plus travel | | | | |
| | | Maximum | 1,800,000 | | | | |
| | | Maximum Waiver Amount for 4% bond applications | 2,500,000 | | | | |
| | | % of (TDC - budgeted DF - (non - use Land) | 15% | | | | |
| | | % of Existing Structures acquisition cost (including Acquisition Legal Fees) | 15% | | | | |
| | | % of (TDC - budgeted DF - use Land - Acq Lgi Fees - Existing Structures) | 15% | | | | |
| | | % of (TDC - budgeted DF - use Land - Acq Lgi Fees - Existing Structures) | 15% | | | | |
| | | % of (TDC - budgeted DF - use Land) | 15% | | | | |
| | | LESSER OF % of (TDC - use Land - budgeted DF - (bldg profit) | 15% | | | | |
| | | OR percentage proposed | 0 | 7 | 15 | | |
| Operating Deficit Reserve | Deferred DF Term (Years) | Deferred DF % of Total DF | 0% | 50% | | | |
| | | Mths of Year 1 Debt Service (out of 12) | 6 | nil | | | |
| | | Mths of Year 1 O&M Expense (out of 12) | 6 | nil | | | |
| | | Mths of projected operating expenses | 3 | 3,000 | | | |
| Proforma Operating Forecast | Number of Persons in Family and Percentage Adjustments for Rent Calculations | Per Project | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| | | Per Operation Year | | | | | |
| Setasides | Nonprofit | CHDO | Percent of available 9% credit pool | | | | |
| | | Amount from state HOME allocation | 4,000,000 | | | | |
| | | Pools | Rural | Percent of available 9% credit pool | 35% | | |
| | | | Flexible | Percent of available 9% credit pool | remaining | | |
| | | Unit Accessibility | Equipped for Mobility Disabled Residents | With Roll-in Showers | Percent of Total Units | 5% | |
| | | | | Percent of Units Equipped for Mobility Disabled | 40% | | |
| | | | | Percent of Total Units | 2% | | |

| Assumed Family Size Adjustments | NORTHERN Region | | | | | SOUTHERN Region | | | | |
|---------------------------------|-----------------|------|-----|--|--|-----------------|------|-----|--|--|
| | # Bdrms | Adj. | AES | | | # Bdrms | Adj. | AES | | |
| 0 | 0.7 | 1 | | | | 0 | 0.7 | 1 | | |
| 1 | 0.75 | 1.5 | | | | 1 | 0.75 | 1.5 | | |
| 2 | 0.9 | 3 | | | | 2 | 0.9 | 3 | | |
| 3 | 1.04 | 4.5 | | | | 3 | 1.04 | 4.5 | | |
| 4 | 1.16 | 6 | | | | 4 | 1.16 | 6 | | |
| 5 | 1.28 | 7.5 | | | | 5 | 1.28 | 7.5 | | |

DCA UTILITY ALLOWANCES
Effective 1/1/2017

| Unit Type | Use | Appliance Type | NORTHERN Region | | | | | SOUTHERN Region | | | | |
|--------------------------------------|-------------|------------------------|-----------------|------|------|------|------|-----------------|------|------|------|------|
| | | | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR |
| Larger Apartment Building (5+ Units) | Heating | Natural Gas | 8 | 10 | 12 | 14 | 16 | 4 | 5 | 6 | 7 | 8 |
| | | Propane | 22 | 30 | 37 | 46 | 56 | 17 | 26 | 30 | 39 | 48 |
| | | Electric | 9 | 13 | 17 | 20 | 26 | 6 | 11 | 13 | 16 | 20 |
| | | Electric Heat | 5 | 6 | 8 | 11 | 14 | 2 | 3 | 4 | 5 | 6 |
| Cooking | Natural Gas | Propane | 2 | 3 | 4 | 5 | 6 | 2 | 3 | 4 | 5 | 6 |
| | | Electric | 7 | 11 | 13 | 15 | 20 | 5 | 7 | 10 | 12 | 16 |
| | | Electric | 5 | 7 | 9 | 12 | 15 | 5 | 7 | 9 | 11 | 15 |
| | | Other Electric | 15 | 21 | 27 | 33 | 42 | 15 | 21 | 27 | 33 | 42 |
| Air Cond. | Electric | 5 | 6 | 9 | 12 | 14 | 8 | 10 | 13 | 16 | 19 | |
| | | 5 | 6 | 8 | 11 | 14 | 8 | 10 | 13 | 16 | 19 | |
| | | 5 | 6 | 9 | 12 | 14 | 8 | 10 | 13 | 16 | 19 | |
| | | 5 | 6 | 9 | 12 | 14 | 8 | 10 | 13 | 16 | 19 | |
| Hot Water | Natural Gas | Propane | 11 | 15 | 22 | 26 | 30 | 11 | 15 | 22 | 26 | 30 |
| | | Electric | 9 | 14 | 19 | 24 | 28 | 9 | 14 | 18 | 23 | 28 |
| | | Electric | 17 | 20 | 23 | 28 | 34 | 17 | 18 | 22 | 27 | 32 |
| | | Electric | 18 | 21 | 25 | 31 | 37 | 19 | 20 | 26 | 30 | 35 |
| Water | Sewer | Trash Collection | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| | | Ranaco/Microw Electric | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 |
| | | Refrigerator Electric | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| | | Refrigerator Electric | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| Lowrise | Heating | Natural Gas | 7 | 10 | 12 | 16 | 20 | 6 | 8 | 10 | 12 | 15 |

| | | | | | | | | | | | |
|-----------------|-----------------|--------------------------------|---------|----------------|---|-------|---|-----------------|---------------|------------------|------------------|
| Randolph | South | Randolph Co. | Non-MSA | Randolph Co | N | Rural | Development Authority of Jones County | Climax | Decatur | Jefferson | Has LHTC Project |
| Richmond | Local PHA | Augusta-Richmond Co. | MSA | Augusta-Rich | Y | Urban | Development Authority of LaFayette | Cobbtown | Tattnall | Jesup | Has LHTC Project |
| Rockdale | North | Atlanta-Sandy Springs-Marietta | MSA | Atlanta-Sandy | Y | Urban | Development Authority of LaGrange | Gordian | Rocky | John Creek | Has LHTC Project |
| Schley | North | Schley County | Non-MSA | Schley Cou | N | Rural | Development Authority of Lanier County | Cahutta | Whitfield | Jonesboro | Has LHTC Project |
| Scriven | South | Scriven Co. | Non-MSA | Scriven Cou | N | Rural | Development Authority of Lawrenceville, GA | Cobart | Madison | Kingland | Has LHTC Project |
| Select City 1st | Select City 1st | Seminole Co. | Non-MSA | Seminole Co | N | Rural | Development Authority of Lumpkin County | College Park | Fulton | Colman | Has LHTC Project |
| Seminole | South | Seminole Co. | Non-MSA | Seminole Co | N | Rural | Development Authority of Macon County | Collins | Tattnall | Lake Park | Has LHTC Project |
| Spalding | North | Atlanta-Sandy Springs-Marietta | MSA | Atlanta-Sandy | Y | Urban | Development Authority of McDuffie County | Colquitt | Miller | Lakeland | Has LHTC Project |
| Stephens | North | Stephens Co. | Non-MSA | Stephens Co | N | Rural | Development Authority of McIntosh County | Conley | Waynes | Lanoka | Has LHTC Project |
| Stewart | South | Stewart Co. | Non-MSA | Stewart Cou | N | Rural | Development Authority of McIntosh County and the City of Columbus | Conner | Madison | Lawrenceville | Has LHTC Project |
| Sumter | South | Sumter Co. | Non-MSA | Sumter Cou | N | Rural | Development Authority of Monroe County | Commerce | Jackson | Leesburg | Has LHTC Project |
| Tabbot | North | Tabbot Co. | Non-MSA | Tabbot Cou | N | Rural | Development Authority of Morgan County | Concord | Pike | Leontown | Has LHTC Project |
| Talafiero | North | Talafiero Co. | Non-MSA | Talafiero Cou | N | Rural | Development Authority of Palmetto | Conley | Clayton | Marietta | Has LHTC Project |
| Tatnall | South | Tatnall Co. | Non-MSA | Tatnall Cou | N | Rural | Development Authority of Peach County | Conyers | Rockdale | Locust Grove | Has LHTC Project |
| Taylor | North | Taylor Co. | Non-MSA | Taylor Cou | N | Rural | Development Authority of Peachtree City | Coodige | Thomas | Louisville | Has LHTC Project |
| Telfair | South | Telfair Co. | Non-MSA | Telfair Cou | N | Rural | Development Authority of Pike County | Cordale | Craig | Lula | Has LHTC Project |
| Terrill | South | Albany, GA M | MSA | Albany, GA M | Y | Rural | Development Authority of Polk County | Corinth | Heard | Lula | Has LHTC Project |
| Thomas | South | Thomas Co. | Non-MSA | Thomas Cou | N | Rural | Development Authority of Rabun County | Coronia | Habersham | Lumber City | Has LHTC Project |
| Tift | South | Tift Co. | Non-MSA | Tift County, G | N | Rural | Development Authority of Richmond County | Country Club E | Bulloch | Lyons | Has LHTC Project |
| Toombs | South | Toombs Co. | Non-MSA | Toombs Cou | N | Rural | Development Authority of Rockdale County | Crawford | Newnan | Mableton | Has LHTC Project |
| Towns | North | Towns Co. | Non-MSA | Towns Cou | N | Rural | Development Authority of Screven County | Crawford | Oglethorpe | Macon | Has LHTC Project |
| Treutlen | South | Treutlen Cou | Non-MSA | Treutlen Cou | N | Rural | Development Authority of Seminole County and Donatons | Crawfordville | Talferro | Madison | Has LHTC Project |
| Troup | North | Troup Co. | Non-MSA | Troup Cou | N | Rural | Development Authority of St. Marys | Crooked Creek | Panama | Manchester | Has LHTC Project |
| Turner | South | Turner Cou | Non-MSA | Turner Cou | N | Rural | Development Authority of Tabor County | Culoden | Monroe | Marietta | Has LHTC Project |
| Twiggs | North | Macon, GA M | MSA | Macon, GA M | Y | Rural | Development Authority of Telfair County | Cumming | Forsyth | Marshaville | Has LHTC Project |
| Union | North | Union Co. | Non-MSA | Union Cou | N | Rural | Development Authority of the City of Americus | Cusseta | Chathamcoodee | Marietta | Has LHTC Project |
| Upson | North | Upson Co. | Non-MSA | Upson Cou | N | Rural | Development Authority of the City of Dalton | Dacula | Gwinnett | Mccoyville | Has LHTC Project |
| Walker | North | Chattanooga | MSA | Atlanta-Sandy | Y | Urban | Development Authority of the City of Dalton | Dacula | Gwinnett | Mccoyville | Has LHTC Project |
| Walton | North | Atlanta-Sandy Springs-Marietta | MSA | Atlanta-Sandy | Y | Urban | Development Authority of the City of Dalton | Dacula | Gwinnett | Mccoyville | Has LHTC Project |
| Ware | South | Ware Co. | Non-MSA | Ware County | N | Rural | Development Authority of the City of Folsom and Charlton | Dalhousie | Lumpkin | McDonough | Has LHTC Project |
| Warren | North | Warren Co. | Non-MSA | Warren Cou | N | Rural | Development Authority of the City of Folsom and Charlton | Dalhousie | Lumpkin | McDonough | Has LHTC Project |
| Washington | North | Washington Co. | Non-MSA | Washington C | N | Rural | Development Authority of the City of Jasper | Dallas | Puaskin | Midville | Has LHTC Project |
| Wayne | South | Wayne Co. | Non-MSA | Wayne Cou | N | Rural | Development Authority of the City of Jeffersonville and Twi | Dalton | Whitfield | Milledgeville | Has LHTC Project |
| Webster | South | Webster Co. | Non-MSA | Webster Cou | N | Rural | Development Authority of the City of Marietta | Damascus | Early | Millen | Has LHTC Project |
| Wheeler | South | Wheeler Cou | Non-MSA | Wheeler Cou | N | Rural | Development Authority of the City of Marietta and Bulth | Danielsville | Madison | Newnan | Has LHTC Project |
| White | North | White Co. | Non-MSA | White County | N | Rural | Development Authority of the City of Newnan | Danville | Wilkinson | Moultrie | Has LHTC Project |
| Whitfield | North | Dalton | MSA | Dalton, GA H | Y | Urban | Development Authority of the City of Oakwood | Darien | Mcintosh | Mt. Vernon | Has LHTC Project |
| Wilcox | South | Wilcox Co. | Non-MSA | Wilcox Cou | N | Rural | Development Authority of the City of Roswell | Dasher | Lowndes | Nashville | Has LHTC Project |
| Wilkes | North | Wilkes Co. | Non-MSA | Wilkes Cou | N | Rural | Development Authority of the City of Vienna | Dawson | Terrell | Ocilla | Has LHTC Project |
| Wilkinson | North | Wilkinson Co. | Non-MSA | Wilkinson Co | N | Rural | Development Authority of the Unified Government of Ather | Dawsonville | Dawson | Omega | Has LHTC Project |
| Worth | South | Albany | MSA | Albany, GA M | Y | Rural | Development Authority of Tift County | De Soto | Sumner | Palmetto | Has LHTC Project |
| | | | | | | | Development Authority of Vidalia | Deering | McDuffie | Peachtree C | Has LHTC Project |
| | | | | | | | Development Authority of Walton County | Decatur | DeKalb | Pearson | Has LHTC Project |
| | | | | | | | Development Authority of Warner Robins | Deerwood | Ware | Pfalham | Has LHTC Project |
| | | | | | | | Development Authority of Warren County | Deerwood | Ware | Pfalham | Has LHTC Project |
| | | | | | | | Development Authority of Washington County | Demorest | Habersham | Perry | Has LHTC Project |
| | | | | | | | Development Authority of Wheeler County | Denton | Jeff Davis | Pine Mountain | Has LHTC Project |
| | | | | | | | Development Authority of Wilkes County | Dewey Rose | Ebar | Poole | Has LHTC Project |
| | | | | | | | Development Authority of Whitfield County | Dezler | Lauren | Powder Sprin | Has LHTC Project |
| | | | | | | | Development Authority of Wilkinson County | Dillard | Rabun | Preston | Has LHTC Project |
| | | | | | | | Downtown Athens Development Authority | Dock Junction | Glyn | Gulshan | Has LHTC Project |
| | | | | | | | Downtown Canula Development Authority | Doonan | Colquitt | Rabun Gap | Has LHTC Project |
| | | | | | | | Downtown Dalton Development Authority | Donaksonville | Seminole | Redsville | Has LHTC Project |
| | | | | | | | Downtown Development Authority for the City of Garden C | Dooley | Richland | Has LHTC Project | |
| | | | | | | | Downtown Development Authority for the City of Hahira, G | Doyle | Richmond H | Has LHTC Project | |
| | | | | | | | Downtown Development Authority for the City of Savannah | Douglas | Coffee | Rincon | Has LHTC Project |
| | | | | | | | Downtown Development Authority for the City of Warner R | Douglas | Ringgold | Has LHTC Project | |
| | | | | | | | Downtown Development Authority of Adis, Georgia | Draft Hills | DeKalb | Riverdale | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Albany, Georgia | Du Pinet | Cinch | Has LHTC Project | |
| | | | | | | | Downtown Development Authority of Augusta-Richmond C | Dublin | Lauren | Rockmart | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Auzell | Dudley | Lauren | Rome | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Avenidas Estates | Duluth | Gwinnett | Rossville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Batesville | Dunwoody | DeKalb | Roswell | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Bailey | Dutch Island | Chatham | Royston | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Bremen | Eagle Grove | Hart | Sandersville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Brunswick | East Dublin | Lauren | Sandy Spring | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Centerville | East Ellijy | Gilmer | Sardis | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Chatsworth | East Griffin | Spalding | Savannah | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Columbus, Georgia | East Newnan | Coveta | Scottdale | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Cordele | East Point | Fulton | Shelman | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Cuthbert, Georgia | Eastman | Dodge | Smyrna | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Douglas | Easton | Panama | Soperton | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Dublin, Georgia | Egglest | Glaucock | Spanta | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Fitzgerald | Edison | Calhoun | Springfield | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Forsyth | Ebrerton | Ebrert | St. Marys | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Fort Gaines, Georgia | Elaville | Schley | Statesboro | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Hampton | Elberton | Colquitt | Stockbridge | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Hartwell, Georgia | Ellyij | Gilmer | Stone Mount | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Hiramville, Georgia | Emerson | Bartow | Summerville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Holly Springs | Empire | Dodge | Swainsboro | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Lawrenceville, GA | Enigma | Borrien | Sylvania | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Madison | Ephesus | Heard | Sylvester | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Maysville | Epworth | Fannin | Talbotton | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Milledgeville, Georgia | Etowah | Monroe | Tennelle | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Monticello, Georgia | Euharlike | Bartow | Thomaston | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Moultrie | Evans | Columbia | Thomasville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Pies, Georgia | Experiment | Spalding | Thomson | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Smyrna | Fair Oaks | Cobb | Tifton | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Sneelsville, Georgia | Farburn | Fulton | Toccoa | Has LHTC Project |
| | | | | | | | Downtown Development Authority of Social Circle | Farmhurst | Gordon | Trenton | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Atlanta | Fairview | Walker | Trion | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Baconton | Fargo | Cinch | Tucker | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Buford | Fayetteville | Union City | Union City | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Canton, G | Fitzgerald | Ben Hill | Union Point | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Dallas, Ga | Franklin | Franklin | Valdosta | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Darien | Friwila | Butts | Vidalia | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Dawson | Flowery Branch | Hall | Vienna | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Decatur | Folsom | Charlton | Villa Rica | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Douglas | Forest Park | Clayton | Wadley | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Greensbor | Forsyth | Monroe | Warm Spring | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Jackson | Fort Calhoun | Clay | Warner Robi | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Newnan, G | Fort Oglethorpe | Calosa | Warrenton | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of LaGrange | Fort Valley | Peach | Waycross | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Franklin | Franklin | Heard | Waynesboro | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Monroe | Franklin Spring | Franklin | West Point | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Morrow, G | Funston | Colquitt | Willacoochee | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Newnan, G | Gaineville | Hall | Williamson | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Norcross | Garden City | Chatham | Winterville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Perry | Garfield | Emmanuel | Woodstock | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Richland, C | Gay | Meriwether | Wrens | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Rome | Genova | Tabbot | Wrightsville | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Roswell | Georgetown | Outman | Young Harris | Has LHTC Project |
| | | | | | | | Downtown Development Authority of the City of Roswell | Gibson | Glaucock | | |
| | | | | | | | Downtown Development Authority of the City of Royston | Gilwell | Hall | | |
| | | | | | | | Downtown Development Authority of the City of Seconia | Grant | Burke | | |
| | | | | | | | Downtown Development Authority of the City of Smithville | Glenville | Tattnall | | |
| | | | | | | | Downtown Development Authority of the City of Tallapoosa | Glanwood | Wheeler | | |
| | | | | | | | Downtown Development Authority of the City of Thomson | Good Hope | Walton | | |
| | | | | | | | Downtown Development Authority of the City of Tifton | Gordon | Wilkinson | | |
| | | | | | | | Downtown Development Authority of the City of Unadilla | Graham | Appling | | |
| | | | | | | | Downtown Development Authority of the City of Vienna | Granville | Coveta | | |
| | | | | | | | Downtown Development Authority of the City of Warrenton | Gray | Jones | | |
| | | | | | | | Downtown Development Authority of the City of Warrenton | Grayson | Gwinnett | | |
| | | | | | | | Downtown Development Authority of the City of Zebulon | Greensboro | Greene | | |
| | | | | | | | Downtown Development Authority of the Mayor and City C | Greenville | Meriwether | | |
| | | | | | | | Downtown Development Authority of Toccoa | Gresham Park | DeKalb | | |
| | | | | | | | Downtown Development Authority of Woodbury | Griffin | Spalding | | |
| | | | | | | | Downtown Development Authority of Woodstock | Growth | Columbia | | |
| | | | | | | | Downtown Development Authority, City of Forest Park | Gum Branch | Liberty | | |
| | | | | | | | Downtown LaGrange Development Authority | Guthrie | Towns | | |
| | | | | | | | Downtown Marietta Development Authority | Guyton | Effingham | | |
| | | | | | | | Downtown Savannah Authority | Hagan | Evans | | |
| | | | | | | | Downtown Statesboro Development Authority | Hahira | Lowndes | | |
| | | | | | | | Downtown Waycross Development Authority | Hambilton | Harris | | |
| | | | | | | | Dublin-Laurens County Development Authority | Hampton | Henry | | |
| | | | | | | | Elbert County Richard B. Russell Development Authority | Hannatts Mill | Upson | | |
| | | | | | | | Elberton Downtown Development Authority albia MainStro | Hapeville | Will County | | |
| | | | | | | | Emmanuel County Development Authority | Haralson | Coveta | | |
| | | | | | | | Emmanuel-Johnson County Development Authority | Harwick | Baldwin | | |
| | | | | | | | Elwan Area Consolidated Housing Authority | Hartem | Columbia | | |
| | | | | | | | Fairburn Housing Authority | Harrison | Washington | | |
| | | | | | | | Fall Line Regional Development Authority | Hartwell | Hart | | |
| | | | | | | | Fayette County Development Authority | Hawkinsville | Pulaski | | |
| | | | | | | | Flagler/Ben Hill County Development Authority | Hustedhurst | Jeff Davis | | |
| | | | | | | | Fleet Area Consolidated Housing Authority | Helen | White | | |
| | | | | | | | Fort Oglethorpe Downtown Development Authority | Helena | Telfair | | |
| | | | | | | | Fort Valley Downtown Development Authority | Henderson | Chatham | | |
| | | | | | | | Fulton County/City of Atlanta Land Bank Authority, Inc. | Hephzibah | Richmond | | |
| | | | | | | | Gainesville and Hall County Development Authority | Heron Bay | Henry | | |
| | | | | | | | Gainesville Redevelopment Authority | Hawessee | Towns | | |
| | | | | | | | Georgia Renaissance Joint Development Authority | Higdon | Montgomery | | |
| | | | | | | | Gibson Housing Authority | Hilltop | Pike | | |
| | | | | | | | Glenville Development Authority | Hilona | Scriven | | |
| | | | | | | | Glenville Downtown Development Authority | Hinocalls | Liberty | | |
| | | | | | | | Gordon County - Floyd County Development Authority | Hiram | Puaskin | | |
| | | | | | | | Gordon Downtown Development Authority | Hoboken | Brantley | | |
| | | | | | | | Grady County Joint Development Authority | Hogroville | Troup | | |

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

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