

Project Narrative

Valley Hill Senior Apartments

Riverdale, Clayton County

Valley Hill Senior Apartments is located in Riverdale, GA and was built in 2002 under Section 42 Low Income Housing Tax Credit Program. It is restricted to residents age 55+ and therefore falls under the "housing for older persons" category in the 2017 QAP. Valley Hill has 9 residential buildings with a total of 72 units consisting of 66 - one bedroom and 6 - two bedroom apartment homes. The property currently contains 16 market-rate units, however the proposed redevelopment includes converting all market rate units to be rent and income restricted at the 60% AMI level. The result will be a property that has 5 units restricted at the 50% AMI level, and 67 units restricted at the 60% Level. Per the original LURA, the 5 units restricted to 50% AMI will convert to 60% AMI 5 years after the close of the initial compliance period, which ended in 2016. Beginning in 2021, all units will be rent and income restricted at 60% rent and income levels.

Project Narrative

Valley Hill Senior Apartments

Riverdale, Clayton County

PART ONE - PROJECT INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

Please note:

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

DCA Use ONLY - Project Nbr:
2017-0

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ 309,166 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - **use format 2017PA-###**
 Have any changes occurred in the project since pre-application? 2017PA-504
No

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

Project Name previously used: N/A DCA Project Nbr previously assigned N/A
 Has the Project Team changed? No If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name Russell Condas Title Associate
 Address 2905 Northwest Blvd. Suite 150 Direct Line (763) 354-5637
 City Plymouth Fax
 State MN Zip+4 55441-7400 Cellular (801) 232-5620
 Office Phone (763) 354-5637 Ext. 624 E-mail rcondas@dominiuminc.com

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

IV. PROJECT LOCATION

Project Name Valley Hill Senior Apartments Phased Project? No
 Site Street Address (if known) 430 Valley Hill Rd DCA Project Nbr of previous phase: N/A
 Nearest Physical Street Address * N/A Scattered Site? No Nbr of Sites 1
 Site Geo Coordinates (##.#####) Latitude: 33.568839 Longitude: -84.404817 Acreage 6.4500
 City Riverdale 9-digit Zip** 30274-2715 Census Tract Number 13063040523
 Site is predominantly located: Within City Limits County Clayton QCT? No DDA? No
 In USDA Rural Area? No In DCA Rural County? No Overall: Urban HUD SA: MSA Atlanta-Sandy Springs-Mar

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House			
13	34	77	Zip Codes	http://zip4.usps.com/zip4/welcome.jsp	
			Legislative Districts:	http://votesmart.org/	

Political Jurisdiction

Name of Chief Elected Official Riverdale Website www.riverdalega.gov/index.aspx?NID=190
 Address Evelyn Wynn-Dixon Title Mayor City Riverdale
 Zip+4 7200 Church St. Phone 30274-2918 (770) 997-8989 Email wdixon@riverdalega.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse: <i>Non-historic</i>	0	<i>Historic</i> 0
Substantial Rehabilitation	0	Historic Rehab	0	
Acquisition/Rehabilitation	72 ----->	For Acquisition/Rehabilitation, date of original construction:	2/8/02	

PART ONE - PROJECT INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	72	0
Number of 50% Units	0	0
Number of 60% Units	72	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	72	
Common Space Units	0	
Total Units	72	

E. Buildings

Number of Residential Buildings	9
Number of Non-Residential Buildings	1
Total Number of Buildings	10

F. Total Residential Parking Spaces

108

VI. TENANCY CHARACTERISTICS

A. Family or Senior (if Senior, specify Elderly or HFOP)

HFOP

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	Nbr of Units Equipped: 4

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)

20% of HOME-Assisted Units at 50% of AMI No

VIII. SET ASIDES

A. LIHTC: Nonprofit No

B. HOME: CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:					Inducement Date:	February 28, 2017	
Office Street Address	732 Main Street				Applicable QAP:	2017	
City	Forest Park	State	GA	Zip+4	30297-1422	T-E Bond \$ Allocated:	8,000,000
Contact Name	Wade Starr - Clayton County Housign Au		Title	Executive Director		E-mail	wstarr@haccga.com
10-Digit Office Phone	(404) 362-1200		Direct line	(404) 362-1200	Website		

D. Unit Area

Total Low Income Residential Unit Square Footage	49,512
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	49,512
Total Common Space Unit Square Footage	0
Total Square Footage from Units	49,512

Total Common Area Square Footage from Nonresidential areas	2,643
Total Square Footage	52,155

(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	
% of Total Units	5.6%	Required:	5%	
% of Units for the Mobility-Impaired	100.0%	Required:	40%	
% of Total Units	2.8%	Required:	2%	

PART ONE - PROJECT INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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
			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

PART ONE - PROJECT INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

XIII. ADDITIONAL PROJECT INFORMATION

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:		% of Total Residential Units
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0% 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: N/A Nbr yrs to forgo cancellation option: N/A

New properties: to exercise an Extension of Cancellation Option? No If yes, expiration year: N/A Nbr yrs to forgo cancellation option: N/A

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? Yes

If Yes ----->:	Total Existing Units	72
	Number Occupied	72
	% Existing Occupied	100.00%

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

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	Yes	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	N/A No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	No	If Yes, new Limit is ----->:	N/A
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	N/A

F. Projected Place-In-Service Date

Acquisition	September 1, 2017
Rehab	March 31, 2018
New Construction	N/A

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

Per the original Land Use Restrictive Covenants, the project will contain 5 units that are restricted to 50% AMI rent and income levels for a period ending five years after the compliance period. The application has been filled out assuming that the new LURC will restrict the rents and incomes at the 60% level for all units. The property will be operated per the original LURC, with 5 units being rented at the 50% level until 12/31/2021. At that point, the original compliance period will have ended, and the remaining 5 units will convert to the 60% rent and income level.

The issuer will be the Clayton County Housing Authority. The box was left blank due to a restriction in the formatting.

XV. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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)

Riverdale Leased Housing Associates II, LLLP				Name of Principal		Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal		Partner
Plymouth		Fed Tax ID: 81-5112690		Direct line		(763) 354-5500
MN	Zip+4	55441-2644	Org Type:	For Profit	Cellular	
(763) 354-5500		E-mail		psween@dominiuminc.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.

Riverdale Leased Housing Associates II, LLC				Name of Principal		Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal		President
Plymouth		Website		Direct line		(763) 354-5500
MN	Zip+4	55441-2644	www.dominiumapartments.com	Cellular		
(763) 354-5500		E-mail		psween@dominiuminc.com		

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

Riverdale Leased Housing Associates LP II, LLC (**Class B Limited Partner**)				Name of Principal		Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal		President
Plymouth		Website		Direct line		(763) 354-5500
MN	Zip+4	55441-2644	www.dominiumapartments.com	Cellular		
(763) 354-5500		E-mail		psween@dominiuminc.com		

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

N/A				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.

Alliant Capital, Ltd. - TBD Investor Fund				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4			Cellular		
		E-mail				

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

Alliant Capital, Ltd. - TBD Investor Fund				Name of Principal		
				Title of Principal		
		Website		Direct line		
	Zip+4			Cellular		
		E-mail				

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State
10-Digit Office Phone / Ext.

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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II. DEVELOPER(S)

A. DEVELOPER

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

Riverdale Leased Housing Deveopment II, LLC				Name of Principal	Paul Sween
2905 Northwest Blvd. Suite 150				Title of Principal	President
Plymouth		Website	www.dominiumapartments.com	Direct line	(763) 354-5500
MN		Zip+4	55441-2644	Cellular	
(763) 354-5500		E-mail	psween@dominiuminc.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

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

C. MANAGEMENT COMPANY

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

Dominium Management Services, LLC				Name of Principal	Jack Sipes
2905 Northwest Blvd. Suite 150				Title of Principal	Senior Vice President
Plymouth		Website	www.dominiumapartments.com	Direct line	
MN		Zip+4	55441-2644	Cellular	
(763) 354-5500		E-mail			

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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D. ATTORNEY		Winthrop & Weinstine, P.A.		Name of Principal		Scott Jahnke	
Office Street Address		225 South 6th Street, Suite 3500		Title of Principal		Management Associate	
City		Minneapolis		Website		www.winthrop.com	
State		MN		Zip+4		05402-0000	
10-Digit Office Phone / Ext.		(612) 604-6497		E-mail		sjahnke@winthrop.com	
				Direct line		(612) 604-6497	
				Cellular		(612) 604-6497	

E. ACCOUNTANT		Cohn- Reznick		Name of Principal		Jeff Dowd	
Office Street Address				Title of Principal			
City				Website			
State				Zip+4			
10-Digit Office Phone / Ext.				E-mail			
				Direct line			
				Cellular			

F. ARCHITECT		Ebersoldt + Associates (E+A) Architecture		Name of Principal		Vince Ebersoldt	
Office Street Address		1214 Washington Avenue		Title of Principal		Principal	
City		St. Louis		Website		www.eplusa-arch.com	
State		MO		Zip+4		63103-1904	
10-Digit Office Phone / Ext.		(314) 241-4566		E-mail		vebersoldt@eplusa-arch.com	
				Direct line		(314) 241-4566	
				Cellular		(314) 681-7319	

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

A. LAND SELLER (If applicable)		N/A		Principal		10-Digit Phone / Ext.	
Office Street Address				City			
State				Zip+4			
				E-mail			

B. IDENTITY OF INTEREST

Is there an ID of interest between:	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	NEED TO DISCUSS WITH JAHNKE
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<small>If yes, explain briefly in boxes below and either use Comment box or attach explanation.</small>				Yes/No	Yes/No
Managing Genl Prtnr	No	No	For Profit	0.0050%	No	
Other Genl Prtnr 1	No	No	For Profit	0.0050%	No	
Other Genl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9850%	No	
State Ltd Partner	No	No	For Profit	0.0050%		
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%		
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Management Company	No	No	For Profit	0.0000%		
				Total	100.0000%	

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>The "Other General Partner" listed above will actually be a Class B Limited Partner, consisting of the same natural persons as the General Partner. This entity is inserted in the ownership structure for tax planning purposes.</p>	
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PART THREE - SOURCES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	5,684,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Citi Bank - Construction Loan	3,560,000	4.575%	18
Mortgage B	Valley Hill Apartments, LP	2,124,000	2.780%	420
Mortgage C	Citi Bank - Equity Bridge Loan	2,653,517	3.730%	18
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity		593,481		
State Housing Credit Equity		358,640		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,289,638		
Total Construction Period Costs from Development Budget:		9,289,638		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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)	Citi Bank Permanent Mortgage	3,560,000	4.575%	30	35	204,164	Amortizing
Mortgage B (Lien Position 2)	Seller Note Mortgage	2,124,000	2.780%	35	35		Cash Flow
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 1.56%		21,153	2.780%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 979,051
 DDF Percent of Cash Flow (Yrs 1-15) **3.277%** 3.277%
 Cash flow covers DDF P&I? **Yes**

Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Alliant Capital	2,967,404				Equity Check 2,967,998	+ / - -594.16	TC Equity % of TDC
State Housing Credit Equity	Affordable Equity Partners	1,793,200				1,793,166	34.44	28%
Historic Credit Equity								17%
Invstmt Earnings: T-E Bonds								45%
Invstmt Earnings: Taxable Bonds								
Income from Operations								
Other:								
Other:								
Other:								
Total Permanent Financing:		10,465,757						
Total Development Costs from Development Budget:		10,465,757						
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

PART FOUR - USES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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			7,500			7,500	
Market Study			6,200			6,200	
Environmental Report(s)			4,000			4,000	
Soil Borings			4,000			4,000	
Boundary and Topographical Survey			5,700			5,700	
Zoning/Site Plan Fees			7,500			7,500	
Other: Energy Audit			16,100			16,100	
Other: Physical Needs Assessment			5,300			5,300	
Other:							
			Subtotal	-	-	56,300	-
ACQUISITION				ACQUISITION			
Land			80,000				80,000
Site Demolition							-
Acquisition Legal Fees (if existing structures)							
Existing Structures			4,960,000		4,960,000		
			Subtotal		4,960,000		80,000
LAND IMPROVEMENTS				LAND IMPROVEMENTS			
Site Construction (On-site)	Per acre:	0					
Site Construction (Off-site)							
			Subtotal	-	-	-	-
STRUCTURES				STRUCTURES			
Residential Structures - New Construction							
Residential Structures - Rehab			2,102,745			2,102,745	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr							
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab							
			Subtotal	-	-	2,102,745	-
CONTRACTOR SERVICES				CONTRACTOR SERVICES			
Builder Profit:	DCA Limit	14.000%					
	6.000%	126,165	6.000%	126,165		126,165	
Builder Overhead	2.000%	42,055	2.000%	42,055		42,055	
General Requirements*	6.000%	126,165	6.000%	126,165		126,165	
*See QAP: General Requirements policy	14.000%	294,384	Subtotal	294,384	-	294,384	-
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:							
Total Construction Hard Costs			2,397,129.30				
Average TCHC:			33,293.46 per Res'l unit	33,293.46 per unit		45.96 per total sq ft	
			48.42 per Res'l unit SF	48.42 per unit sq ft			
CONSTRUCTION CONTINGENCY				CONSTRUCTION CONTINGENCY			
Construction Contingency	7.00%		167,799			167,799	

PART FOUR - USES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	33,169			33,169	
Bridge Loan Interest	21,056			21,056	
Construction Loan Fee	57,000			57,000	
Construction Loan Interest	78,539			29,050	49,488
Construction Legal Fees	92,500			92,500	
Construction Period Inspection Fees	17,000			17,000	
Construction Period Real Estate Tax				-	
Construction Insurance	42,152			42,152	
Title and Recording Fees	12,000			12,000	
Payment and Performance bonds	25,000			25,000	
Other:					
Other:					
Subtotal	378,415	-	-	328,927	49,488
PROFESSIONAL SERVICES					
Architectural Fee - Design	74,035			74,035	
Architectural Fee - Supervision	12,960			12,960	
Green Building Consultant Fee Max: 20,000				-	
Green Building Program Certification Fee (LEED or Earthcraft)				-	
Accessibility Inspections and Plan Review	12,000			12,000	
Construction Materials Testing				-	
Engineering				-	
Real Estate Attorney				-	
Accounting	30,000			30,000	
As-Built Survey				-	
Other: Cost Certification	11,000			11,000	
Subtotal	139,995	-	-	139,995	-
LOCAL GOVERNMENT FEES <i>Avg per unit: 0</i>					
Building Permits					
Impact Fees					
Water Tap Fees <i>waived?</i>					
Sewer Tap Fees <i>waived?</i>					
Subtotal	-	-	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	115,394				115,394
Permanent Loan Legal Fees	60,000				60,000
Title and Recording Fees					
Bond Issuance Premium	80,000				80,000
Cost of Issuance / Underwriter's Discount	27,355				27,355
Other: Closing Costs	35,828				35,828
Subtotal	318,577				318,577

PART FOUR - USES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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				6,500
DCA Waiver and Pre-approval Fees		13,000				13,000
LIHTC Allocation Processing Fee	24,733	24,733				24,733
LIHTC Compliance Monitoring Fee	57,600	57,600				57,600
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		2,700				2,700
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: Building inspection fee		750				750
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	108,283				108,283
		EQUITY COSTS				
Partnership Organization Fees		35,000				35,000
Tax Credit Legal Opinion						-
Syndicator Legal Fees		40,000				40,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						-
	Subtotal	75,000				75,000
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,354,664		744,000	610,664	
	Subtotal	1,354,664	-	744,000	610,664	-
		START-UP AND RESERVES				
Marketing		-				-
Rent-Up Reserves	77,416	-				-
Operating Deficit Reserve:	256,915	257,485				257,485
Replacement Reserve		-				-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 750	54,000			54,000	
Other: Tax & Insurance Escrow, Debt service Reserve, Start up Expenses		64,108				64,108
	Subtotal	375,594	-	-	54,000	321,594
		OTHER COSTS				
Relocation		54,000			54,000	
Other:		-			-	
	Subtotal	54,000	-	-	54,000	-
TOTAL DEVELOPMENT COST (TDC)		10,465,757	-	5,704,000	3,808,815	952,942
Average TDC Per:	Unit:	145,357.74	Square Foot:	200.67		

PART FOUR - USES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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 <Enter detailed description here; use Comments section if needed>

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
		0
		0
		0
		0
		0
		0
0		0

Total Subtractions From Basis:

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: <<Select>>
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount

0	5,704,000	3,808,815
0		0
0	5,704,000	3,808,815
		100.00%
0	5,704,000	3,808,815
100.00%	100.00%	100.00%
0	5,704,000	3,808,815
	3.25%	3.25%
0	185,380	123,786
309,166		

Total Basis Method Tax Credit Calculation

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)

12,582,180	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount	0	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig	No
10,465,757				
5,684,000				
4,781,757				
/ 10				
478,176	Federal		State	
1.5400	=	0.9600	+	0.5800
310,504				

Total Gap Method Tax Credit Calculation

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

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

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

309,166
309,166
309,166

PART FOUR - USES OF FUNDS - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

* To all applicants: in addition to your other comments, please provide methodology for determining applicable construction hard costs.

PART FOUR (b) - OTHER COSTS - 2017-0 - Valley Hill Senior Apartments - Riverdale - Clayton, 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

Energy Audit

Required in the 2017 Qualified Action Plan.

Total Cost Total Basis

Physical Needs Assessment

For rehabilitation projects, a Physical Needs Assessment (PNA) and Capital Reserve Study is required per the 2017 Qualified Action Plan.

This is a required item in order to receive the low income housing tax credits.

Total Cost Total Basis

0

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

0

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

0

Total Cost Total Basis

0

Total Cost Total Basis

PROFESSIONAL SERVICES

Cost Certification

This is a necessary step in the tax credit construction process.

This is a necessary step in the construction process and therefore it should be included in basis.

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

Closing Costs

Closing costs are required to be paid to third parties as a part of the closing process.

Total Cost

DCA-RELATED COSTS

Building inspection fee

This is the DCA required building inspection fee.

Total Cost

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

EQUITY COSTS

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

Tax & Insurance Escrow, Debt service Reserve, Start up Expenses

There were not places on the sources tab for Tax Escrow and Insurance Escrow, as well as debt service reserve. These are necessary items as required by our lender. Start up expenses are also included in this.

Because these items all occur during construction, they should be included in construction basis.

Total Cost Total Basis

OTHER COSTS

0

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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

Georgia DCA		
January 11, 2017	Structure	1-Story

Paid By (check one)
Tenant Owner

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)
Efficiency 1 2 3 4

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric Heat Pump	X			55	70		
Cooking	Electric	X						
Hot Water	Electric	X						
Air Conditioning	Electric	X						
Range/Microwave	Electric							
Refrigerator	Electric							
Other Electric	Electric	X						
Water & Sewer	Submetered*? No		X					
Refuse Collection			X					

Total Utility Allowance by Unit Size 0 55 70 0 0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)
Tenant Owner

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)
Efficiency 1 2 3 4

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

Total Utility Allowance by Unit Size 0 0 0 0 0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

The applicant received approval from DCA to allow use of an alternate utility allowance from Georgia DCA. This went in effect on April, 1 2017. The document is attached in 01Feasibility.

DCA COMMENTS

Building Type: Detached / SemiDetached
(for **Cost Limit** purposes)

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	66	6	0	0	72
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income 60% AMI
50% AMI
Total
Unrestricted
Total Residential
Common Space
Total

0	44,352	5,160	0	0	49,512
0	0	0	0	0	0
0	44,352	5,160	0	0	49,512
0	0	0	0	0	0
0	44,352	5,160	0	0	49,512
0	0	0	0	0	0
0	44,352	5,160	0	0	49,512

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

3,852

Laundry, vending, app fees, etc. **Actual pct of PGI:**

0.61%

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	43,976
Maintenance Salaries & Benefits	46,024
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	90,000

On-Site Office Costs

Office Supplies & Postage	2,000
Telephone	6,900
Travel	350
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	6,950
Other (describe here)	
Subtotal	16,200

Maintenance Expenses

Contracted Repairs	
General Repairs	4,700
Grounds Maintenance	16,000
Extermination	14,500
Maintenance Supplies	7,500
Elevator Maintenance	0
Redecorating	
Other Repairs	4,100
Subtotal	46,800

On-Site Security

Contracted Guard	0
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	
Accounting	
Advertising	5,400
Other (describe here)	
Subtotal	5,400

Utilities (Avg\$/mth/unit)

Electricity	14	12,096
Natural Gas	0	0
Water&Swr	39	33,696
Trash Collection		8,208
Other (describe here)		
Subtotal		54,000

Taxes and Insurance

Real Estate Taxes (Gross)*	49,325
Insurance**	18,360
Other (describe here)	
Subtotal	67,685

Management Fee:

	29,581
441.77	Average per unit per year
36.81	Average per unit per month

(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)

TOTAL OPERATING EXPENSES **309,666**

Average per unit 4,300.91
Total OE Required 288,000

Replacement Reserve (RR)

Proposed averaga RR/unit amount:	25,200
	350

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	72 units x \$350 =	25,200
New Constr	0 units x \$250 =	0
SF or Duplex		
Historic Rhb	0 units x \$420 =	0
Totals	72	25,200

TOTAL ANNUAL EXPENSES **334,866**

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.
 **To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.

- Please see the insurance quote in the Tax Credit Application.
 - we have increased both the total value and the mill rate from 2016 taxes by 3% to obtain a conservative value for 2017 real estate taxes. Since we are not doing any demolition or new construction, we believe the real estate taxes will remain similar to 2016 with a 3% increase

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. OPERATING ASSUMPTIONS

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

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

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

Property Mgt Fee Growth Rate (choose one):
 Expense Growth Rate (3.00%) --> If Yes, indicate Yr 1 Mgt Fee Amt:
 Percent of Effective Gross Income --> If Yes, indicate actual percentage: 5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	632,292	644,938	657,837	670,993	684,413	698,101	712,063	726,305	740,831	755,647
Ancillary Income	3,852	3,929	4,008	4,088	4,170	4,253	4,338	4,425	4,513	4,603
Vacancy	(44,530)	(45,421)	(46,329)	(47,256)	(48,201)	(49,165)	(50,148)	(51,151)	(52,174)	(53,218)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(280,085)	(288,487)	(297,142)	(306,056)	(315,238)	(324,695)	(334,436)	(344,469)	(354,803)	(365,447)
Property Mgmt	(29,581)	(30,172)	(30,776)	(31,391)	(32,019)	(32,659)	(33,313)	(33,979)	(34,658)	(35,352)
Reserves	(25,200)	(25,956)	(26,735)	(27,537)	(28,363)	(29,214)	(30,090)	(30,993)	(31,923)	(32,880)
NOI	256,748	258,831	260,863	262,842	264,762	266,622	268,414	270,138	271,787	273,354
Mortgage A	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	52,584	54,667	56,699	58,678	60,598	62,458	64,250	65,974	67,622	69,190
DCR Mortgage A	1.26	1.27	1.28	1.29	1.30	1.31	1.31	1.32	1.33	1.34
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.26	1.27	1.28	1.29	1.30	1.31	1.31	1.32	1.33	1.34
Oper Exp Coverage Ratio	1.77	1.75	1.74	1.72	1.70	1.69	1.67	1.66	1.64	1.63
Mortgage A Balance	3,517,829	3,473,688	3,427,484	3,379,122	3,328,500	3,275,512	3,220,050	3,161,996	3,101,229	3,037,624
Mortgage B Balance	2,183,805	2,245,295	2,308,515	2,373,516	2,440,347	2,509,060	2,579,708	2,652,344	2,727,026	2,803,811
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	770,760	786,176	801,899	817,937	834,296	850,982	868,001	885,361	903,069	921,130
Ancillary Income	4,696	4,789	4,885	4,983	5,083	5,184	5,288	5,394	5,502	5,612
Vacancy	(54,282)	(55,368)	(56,475)	(57,604)	(58,756)	(59,932)	(61,130)	(62,353)	(63,600)	(64,872)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(376,410)	(387,703)	(399,334)	(411,314)	(423,653)	(436,363)	(449,454)	(462,937)	(476,825)	(491,130)
Property Mgmt	(36,059)	(36,780)	(37,515)	(38,266)	(39,031)	(39,812)	(40,608)	(41,420)	(42,249)	(43,093)
Reserves	(33,867)	(34,883)	(35,929)	(37,007)	(38,117)	(39,261)	(40,439)	(41,652)	(42,901)	(44,188)
NOI	274,838	276,232	277,532	278,729	279,821	280,799	281,659	282,393	282,995	283,458
Mortgage A	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	70,674	72,068	73,367	74,565	75,656	76,635	77,495	78,229	78,831	79,294
DCR Mortgage A	1.35	1.35	1.36	1.37	1.37	1.38	1.38	1.38	1.39	1.39
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.35	1.35	1.36	1.37	1.37	1.38	1.38	1.38	1.39	1.39
Oper Exp Coverage Ratio	1.62	1.60	1.59	1.57	1.56	1.54	1.53	1.52	1.50	1.49
Mortgage A Balance	2,971,046	2,901,358	2,828,415	2,752,063	2,672,144	2,588,490	2,500,929	2,409,276	2,313,342	2,212,925
Mortgage B Balance	2,882,758	2,963,928	3,047,383	3,133,188	3,221,409	3,312,114	3,405,373	3,501,258	3,599,843	3,701,204
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	-	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	939,553	958,344	977,511	997,061	1,017,002	1,037,342	1,058,089	1,079,251	1,100,836	1,122,852
Ancillary Income	5,724	5,838	5,955	6,074	6,196	6,320	6,446	6,575	6,706	6,841
Vacancy	(66,169)	(67,493)	(68,843)	(70,219)	(71,624)	(73,056)	(74,517)	(76,008)	(77,528)	(79,079)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(505,864)	(521,040)	(536,671)	(552,771)	(569,354)	(586,435)	(604,028)	(622,149)	(640,813)	(660,038)
Property Mgmt	(43,955)	(44,834)	(45,731)	(46,646)	(47,579)	(48,530)	(49,501)	(50,491)	(51,501)	(52,531)
Reserves	(45,514)	(46,879)	(48,286)	(49,734)	(51,226)	(52,763)	(54,346)	(55,976)	(57,656)	(59,385)
NOI	283,774	283,936	283,935	283,764	283,414	282,877	282,142	281,201	280,044	278,660
Mortgage A	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	79,610	79,772	79,771	79,600	79,250	78,713	77,978	77,037	75,880	74,496
DCR Mortgage A	1.39	1.39	1.39	1.39	1.39	1.39	1.38	1.38	1.37	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.39	1.39	1.39	1.39	1.39	1.39	1.38	1.38	1.37	1.36
Oper Exp Coverage Ratio	1.48	1.46	1.45	1.44	1.42	1.41	1.40	1.39	1.37	1.36
Mortgage A Balance	2,107,816	1,997,797	1,882,637	1,762,097	1,635,925	1,503,858	1,365,621	1,220,925	1,069,468	910,935
Mortgage B Balance	3,805,418	3,912,567	4,022,733	4,136,001	4,252,459	4,372,195	4,495,303	4,621,877	4,752,015	4,885,817
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. OPERATING ASSUMPTIONS

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

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

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

Property Mgt Fee Growth Rate (choose one):
 Expense Growth Rate (3.00%) --> If Yes, indicate Yr 1 Mgt Fee Amt:
 Percent of Effective Gross Income --> If Yes, indicate actual percentage:

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,145,309	1,168,216	1,191,580	1,215,412	1,239,720
Ancillary Income	6,977	7,117	7,259	7,404	7,553
Vacancy	(80,660)	(82,273)	(83,919)	(85,597)	(87,309)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(679,839)	(700,234)	(721,241)	(742,878)	(765,165)
Property Mgmt	(53,581)	(54,653)	(55,746)	(56,861)	(57,998)
Reserves	(61,167)	(63,002)	(64,892)	(66,839)	(68,844)
NOI	277,040	275,170	273,041	270,641	267,956
Mortgage A	(204,164)	(204,164)	(204,164)	(204,164)	(204,164)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	72,876	71,006	68,877	66,476	63,792
DCR Mortgage A	1.36	1.35	1.34	1.33	1.31
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.36	1.35	1.34	1.33	1.31
Oper Exp Coverage Ratio	1.35	1.34	1.32	1.31	1.30
Mortgage A Balance	744,996	571,303	389,495	199,193	0
Mortgage B Balance	5,023,387	5,164,830	5,310,256	5,459,777	5,613,508
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

I. OPERATING ASSUMPTIONS

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

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

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

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 5.00%

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

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

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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

(Large light blue area for threshold justification)

DCA's Comments:

(Yellow area for DCA's comments)

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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.

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.

New Construction and Acquisition/Rehabilitation

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

	Unit Type		Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached	Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
	1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
	2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
	3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
	4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
	<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
	1 BR	1	66	171,658 x 66 units = 11,329,428	11,329,428	0	188,823 x 0 units = 0
	2 BR	2	6	208,792 x 6 units = 1,252,752	1,252,752	0	229,671 x 0 units = 0
	3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
	4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
	<i>Subtotal</i>		<i>72</i>	<i>12,582,180</i>	<i>12,582,180</i>	<i>0</i>	<i>0</i>
Walkup	Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
	1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
	2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
	3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
	4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
	<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
	1 BR	1	0	157,897 x 0 units = 0	0	0	173,686 x 0 units = 0
	2 BR	2	0	203,010 x 0 units = 0	0	0	223,311 x 0 units = 0
	3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
	4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
	<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type			72	12,582,180		0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

10,465,757

Cost Waiver Amount:

Historic Preservation Pts

Community Transp Opt Pts

Project Cost Limit (PCL)

12,582,180

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

DCA's Comments:

Project is within DCA cost limits

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

DCA's Comments:

Project is restricted for residents 55+ and has been designed for Housing for Older Persons

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?

Agree

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: **semi monthly birthday/ holiday dinners or parties/potluck dinners & Movie Nights**
- 2) On-site enrichment classes Specify: **gardening**
- 3) On-site health classes Specify: **group-led aerobic classes**
- 4) Other services approved by DCA Specify: **N/A**

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 included:

C. **N/A**

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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.

5 MARKET FEASIBILITY

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

A.	Novogradac & Company LLP	
B.	One Month	
C.	95.1100%	
D.	9.60%	

Pass?

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. Yes

Threshold Justification per Applicant

The Applicant is not aware of any projects funded by DCA in close proximity in 2014 or 2015.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?
If an appraisal is included, indicate Appraiser's Name and answer the following questions:
1) Does it provide a land value?
2) Does it provide a value for the improvements?
3) Does the appraisal conform to USPAP standards?
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?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
1) Rezoned?
2) Subdivided?
3) Modified?

Appraiser's Name: **Michael F. Amundson, MAI, CCIM, FRICS - Integra Real Estate**

Pass?

A.	No	
B.	Yes	
1)	Yes	
2)	Yes	
3)	Yes	
4)		
C.		
D.		
1)	No	
2)	No	
3)	No	

Threshold Justification per Applicant

B4, C are Not Applicable.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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.

7 ENVIRONMENTAL REQUIREMENTS

Pass?

--

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

A. Braun Intertec Corporation			
	B.	No	
	C.	Yes	
1) Braun Intertec Corporation			
	2)	60.7	

The noise levels are alerady less than 65 decibles and are projected to stay that way.

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

D.			
1)	No		
2)	No		
a)	No		
b)	No		
c)	No		
3)	No		
a)	No		
b)	No		
c)	No		
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?			
10) PCB's?		No	
11) Radon?		No	

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

--	--

- F. Is all additional environmental documentation required for a HOME application included, such as:
 - 1) Eight-Step Process for Wetlands and/or Floodplains required and included?
 - 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?
 - 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

1)			
2)			
3)			
G.		N/A	

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:

N/A

- J. Is Contract Addendum included in Application?

J.			
----	--	--	--

Threshold Justification per Applicant
 There are no HOME funds involved

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

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

8 SITE CONTROL

- A. Is site control provided through November 30, 2017? Expiration Date: 12/31/17
- B. Form of site control: _____
- C. Name of Entity with site control: _____
- D. Is there any Identity of Interest between the entity with site control and the applicant?

		Pass?	
A.	Yes		
B.	Contract/Option		<<Select>>
C.	Riverdale Leased Housing Associates II, LLLP		
D.	Yes		

Threshold Justification per Applicant

The entity with site control via Purchase and Sale Agreement is the Applicant

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.			
C.			
D.			

Threshold Justification per Applicant

B, C, & D are not applicable to this property.

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)			
D.	Yes		
E.			

Threshold Justification per Applicant

The development is an existing site with no zoning changes being proposed - please see attached zoning letter.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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.

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:
 Threshold Justification per Applicant

1) Gas <<Enter Provider Name Here>>
 2) Electric Georgia Power Company

Pass?		
1)	No	
2)	Yes	

Please see attached Utility Letters
 DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
 B. Check all that are available to the site and enter provider name:
 Threshold Justification per Applicant

1) Public water Clayton County Water Authority
 2) Public sewer Clayton County Water Authority

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

Please see attached Utility Letters
 DCA's Comments:

13 REQUIRED AMENITIES

Is there a Pre-Approval Form from DCA included in this application for this criterion?
 A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):
 1) Community area (select either community room or community building):
 2) Exterior gathering area (if "Other", explain in box provided at right):
 3) On site laundry type:
 B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.

Pass?		
A.	No	
	Agree	
B.	Agree	

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?	Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
1) Covered Pavillion with Picnic/Barbeque Facilities			3)		
2) Furnished Exercise/Fitness Center			4)		

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

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

We requested a waiver on Microwave Ovens. Additionally, the property is only 1 story and therefore D1&2 do not apply.
 DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

- A. 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.	December 15, 2016		
	Newbanks, Inc		
		Yes	
C.	Joseph DiSanto, The Weidt Group	Yes	
D.		Yes	
1)		Yes	
2)		Yes	
3)		Yes	
4)		Yes	
E.		Agree	

Threshold Justification per Applicant

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

- 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?

Pass?	
A.	Yes
	Yes
B.	Yes
C.	Yes
	Yes
D.	Yes

Threshold Justification per Applicant

DCA's Comments:

16 BUILDING SUSTAINABILITY

- 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?

Pass?	
A.	Agree
B.	Agree

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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.

17 ACCESSIBILITY STANDARDS

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

- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
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?	1) a. Mobility Impaired	4	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	1) b. Roll-In Showers	2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2) Sight / Hearing Impaired	2	2%

- 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 **Steven L. Wade, CPM, CAPS, CPSI**

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

Threshold Justification per Applicant

DCA's Comments:

Pass?		
A1).	Yes	
2).	Yes	
3).	No	
4).	Yes	
B1)a.	Yes	
b.	Yes	
2).	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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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?

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.

B. Standard Design Options for All Projects

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

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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)
- 2)

Pass?		
No		
Yes		
A.	Yes	
B.		
1)	Yes	
2)	Yes	
C.		
1)	No	
2)	No	

Threshold Justification per Applicant

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?		
A.	Yes	
B.	Yes	
C.	No	
D.	No	
E.	<< Select Designation >>	
F.	<< Select Designation >>	

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

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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?		

Threshold Justification per Applicant

This requirement is Not Applicable as the applicant does not have a Non-Profit.

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:

Pass?		

Threshold Justification per Applicant

This requirement is Not Applicable as the applicant is not requesting HOME Loans.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

- 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): E.

Pass?		

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

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

- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Threshold Justification per Applicant

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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?
- 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.

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

Threshold Justification per Applicant

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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
TOTALS:	10	10
	10	10
A.	0	0
B.	0	0

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

B. Financial and Other Adjustments

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; then (1) pt deducted for each add'l adjustment.

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		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3

0	0
----------	----------

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

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: **72**

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

Nbr of Restricted Residential Units:

--	--

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
0.00%	0.00%

2	A.	0	0
1	1.	0	0
2	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:

--	--

0.00%	0.00%
0	0

3	B.	0	0
2	1.	0	0
1	2.	0	0

- 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

12	A.		
----	----	--	--

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

1	B.		
---	----	--	--

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

various	C.		
---------	----	--	--

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

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

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

Date of Course

<<Enter Participant's Name here>>

<<Enter Participant's Name here>>

<<Enter Participant's Company 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:

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:

Yes/No Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20
1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?			
2. Project will meet program threshold requirements for Building Sustainability?			
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?			
B. Sustainable Building Certification Project commits to obtaining a sustainable building certification from the program chosen above?	1	B.	
C. Exceptional Sustainable Building Certification	3	C. Yes/No	Yes/No
1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?		1.	
D. High Performance Building Design The proposed building design demonstrates:	1	D.	0 0
1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?		1.	
2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.		2.	
3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.		3.	

Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES	(Must use data from the most current FFIEC census report, published as of January 1, 2016)	7	0	0
A Census Tract Demographics		3	0	
& Competitive Pool chosen:	N/A - 4% Bond		Yes/No	Yes/No
B.	1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):			
	2. Less than <input type="text" value="< Select >"/> below Poverty level (see Income) Actual Percent <input type="text"/>			
	3. Designated Middle or Upper Income level (see Demographics) Designation: <input type="text" value="< Select >"/>			
	4. (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".)			
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 <input type="text" value="< Select >"/> Per DCA <input type="text" value="< Select >"/>	2	0 0
D. Mixed-Income Developments in Stable Communities	Market units: <input type="text" value="0"/> Total Units: <input type="text" value="72"/> Mkt Pct of Total: <input type="text" value="0.00%"/>	2	0	0

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20
10		

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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

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

- a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?
- b) Includes public input and engagement during the planning stages?
- c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?
- d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities?
The specific time frames and implementation measures are current and ongoing?
- e) Discusses resources that will be utilized to implement the plan?
- f) Is included *in full* in the appropriate tab of the application binder?

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a)				
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b)				
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c)				
	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d)				
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e)				
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f)				

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

2 **A.**

--	--

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- iii.) Public input and engagement during the planning stages:

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:

i.)	Enter page nbr(s) here
ii.)	

	Yes/No	Yes/No
i.)		
ii.)		

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

a)		
b)	<<Select Event 1 type>>	<<Select Event 2 type>>
c)	<<Select Entity 1 type>>	<<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located. 1
 - 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located. 1
- Project is in a QCT? **No** Census Tract Number: **13063040523** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

OR

B. Community Transformation Plan

6 **B.**

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PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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

	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

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

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").

	2	1.		
CBD	1			

Entity Name				Website						
Contact Name			Direct Line			Email				
a) <i>i.</i> CBD has successfully partnered with at least two (2) established <u>community-based organizations</u> (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				
<i>ii.</i> 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.								<i>ii.</i>		
<i>iii.</i> 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.								<i>iii.</i>		
or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO.								<i>b)</i>		

Community Quarterback (CQB) See QAP for requirements.

	CQB	1		
--	-----	---	--	--

<i>i.</i> CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health?								Enter page nbr(s) here		
<i>ii.</i> Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?										
<i>iii.</i> CQB Name										
Contact Name			Direct Line			Website				
						Email				

2. Quality Transformation Plan

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

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

<i>a) Public and Private Engagement</i>								Tenancy: HFOP		
Family Applicants must engage at least two different Transformation Partner types, while Senior Applicants must engage at least one . Applicant agrees?										
<i>i.</i> Transformation Partner 1								<Select Transformation Partner type>		
Org Name				Date of Public Meeting 1 between Partners						
Website				Date(s) of publication of meeting notice						
Contact Name			Direct Line			Publication(s)				
Email							Social Media			
Role							Mtg Locatn			
								Which Partners were present at Public Mtg 1 between Partners?		

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) 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 2 between Partners?	

b) Citizen Outreach	Choose either "i" or "ii" below for (b).	Yes/No	Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?	i.	
or	Nbr of Respondents		
ii. Public Meetings		ii.	

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 reqmt met by req'd public mtg between Transformatn 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
92	20	20

TOTALS:

1. Community Improvement Fund	Amount / Balance		HFOP	1	1.		
Source			Bank Name				
Contact	Direct Line		Account Name				
Email			Bank Website				
Bank Contact	Direct Line		Contact Email				
Description of Use of Funds							
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.							
2. Long-term Ground Lease				1	2.		
a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?							
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?							
3. Third-Party Capital Investment			Competitive Pool chosen: N/A - 4% Bond	2	3.		
Unrelated Third-Party Name			Improvement Completion Date				
Unrelated Third-Party Type			<Select unrelated 3rd party type>				
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?							
Distance from proposed project site in miles, rounded up to the next tenth of a mile			miles				
Description of Investment or Funding Mechanism							
Description of Investment's Furtherance of Plan							
Description of how the investment will serve the tenant base for the proposed development							
Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	10,465,757			

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

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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

N/A

3

A.	Self Score	DCA Score
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?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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
2. **Four (4)** DCA funding cycles

OR

3

1.		
----	--	--

2

2.		
----	--	--

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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
2. Since the 2000 DCA Housing Credit Competitive Round *(additional point)*
3. Within the last **Four (4)** DCA funding cycles

OR

3

1.		
----	--	--

1

2.		
----	--	--

2

3.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
	20	20
TOTALS:	92	0
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

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%?

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	0	0
A.		
B.		

12. EXCEPTIONAL NON-PROFIT

N/A

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?

DCA's Comments:

	3	
	Yes/No	Yes/No

13. RURAL PRIORITY

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

Urban or Rural: **Urban**

	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	72
------------	-----------

MGP	Riverdale Leased Housing Associate	0.0050%	Paul Sween	NPSponsor	N/A	0.0000%	0
OGP1	Riverdale Leased Housing Associate	0.0050%	Paul Sween	Developer	Riverdale Leased Housing Development	0.0000%	Paul Sween
OGP2	N/A	0.0000%	0	Co-Developer 1	N/A	0.0000%	0
OwnCons	N/A	0.0000%	0	Co-Developer 2	N/A	0.0000%	0
Fed LP	Alliant Capital, Ltd. - TBD Investor Ft	99.9850%	0	Developmt Consult	N/A	0.0000%	0
State LP	Alliant Capital, Ltd. - TBD Investor Ft	0.0050%	0				

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
	20	20
TOTALS:	92	
	2	
	1	
	0	0

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

B. Designated Military Zones

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

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

City: **Riverdale** County: **Clayton** QCT? **No** Census Tract #: **13063040523**

Scoring Justification per Applicant

DCA's Comments:

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

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:

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

Unmet criterion results in no points!

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

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

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

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:

10,465,757
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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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	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 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

7
72
7
66

3	0	0
2	A.	0
1.		0

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: 0.00%

3	0	0
1.	B.	0
2.		0

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

Historic Credit Equity:
Historic adaptive reuse units:
Total Units
% of Total

0
0
72
0.00%

2	0	0
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
72
0.00%

1	0	0
B.		

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

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

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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	0	0
a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?		
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?		
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?		

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

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

B. Healthy Eating Initiative

2	0	0
a) Emphasize the importance of local, seasonal, and healthy food?		
b) Have a minimum planting area of at least 400 square feet?		
c) Provide a water source nearby for watering the garden?		
d) Be surrounded on all sides with fence of weatherproof construction?		
e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?		

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

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

C. Healthy Activity Initiative

2	0	0
a) Be well illuminated?		
f) Provide trash receptacles?		

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 >>

- The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
 - a) Be well illuminated?
 - f) Provide trash receptacles?

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Score Value	Self Score	DCA Score
	20	20

TOTALS: 92

- 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?
 - g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
2. The monthly educational information will be provided free of charge to the residents on related events?
- Length of Trail miles
- 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: HFOP

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

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	<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:

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21. WORKFORCE HOUSING NEED (choose A or B)

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

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

OR B. Exceed the minimum jobs threshold by 50%

Score Value	Self Score	DCA Score
	92	20
	2	20
	0	0

TOTALS:

2
2

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:

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Riverdale
Project County	Clayton
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

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

PART NINE - SCORING CRITERIA - 2017-0 Valley Hill Senior Apartments, Riverdale, Clayton 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
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TOTALS:

92

20	20
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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.

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

Valley Hill Senior Apartments
Riverdale, Clayton 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

Valley Hill Senior Apartments
Riverdale, Clayton County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Valley Hill Senior Apartments

Riverdale, Clayton County

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Scoring Section 16 - Innovative Project Concept Narrative

Valley Hill Senior Apartments

Riverdale, Clayton County

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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	LIHTC	Per Project	Flexible Pool	n/a	950,000
			Rural Pool	n/a	850,000
		Per Owner Per Round	Extraordinary Circumstances Waiver	n/a	1,200,000
			HOME	n/a	1,800,000
			HUD PIH Office of Capital Improvements - Total Development Costs	1,000,000	2,000,000
		Per Owner Per Round (% of HOME funds available)	n/a	25%	
		Per Unit (Avg)			

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTO	Unit TDC Limit by Bedroom Size					
		0	1	2	3	4+		MSA	Type	0	1	2	3
Albany	Detached/Sen	120,264	157,510	191,153	233,904	275,297	Albany	Detached/Ser	132,290	173,261	210,268	257,294	302,826
Albany	Elevator	97,421	136,390	175,358	233,811	292,264	Albany	Elevator	107,163	150,029	192,893	257,192	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/Sen	124,002	162,434	197,155	241,296	284,013	Athens	Detached/Ser	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	100,476	140,667	180,857	241,143	301,429	Athens	Elevator	110,523	154,733	198,942	265,257	331,571
Athens	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	219,940	274,032	Athens	Walkup	105,932	146,256	185,407	241,934	301,435
Atlanta	Detached/Sen	139,407	182,430	221,255	270,488	318,270	Atlanta	Detached/Ser	153,347	200,673	243,380	297,536	350,097
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351	Atlanta	Elevator	124,062	173,686	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	310,364	Atlanta	Walkup	119,754	165,416	209,797	273,962	341,380
Augusta	Detached/Sen	128,534	167,884	203,317	248,031	291,664	Augusta	Detached/Ser	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	103,683	145,157	186,630	248,840	311,050	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
Columbus	Detached/Sen	121,194	158,615	192,390	235,232	276,796	Columbus	Detached/Ser	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	143,701	182,245	237,964	296,519
Macon	Detached/Sen	122,484	160,449	194,750	238,357	280,557	Macon	Detached/Ser	134,732	176,493	214,225	262,192	308,612
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/Sen	128,669	168,462	204,394	250,016	294,230	Savannah	Detached/Ser	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	104,177	145,848	187,519	250,025	312,532	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	174,216	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/Sen	117,818	154,420	187,511	229,637	270,341	Valdosta	Detached/Ser	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	91,210	125,895	159,553	208,108	259,274	Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

HOME 221(d)(3) Unit Subsidy Limits

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	4,500	n/a
			Other MSA	4,000	n/a
		Rural	MSA	3,500	n/a
			Non-MSA w/out USDA Financing	3,000	n/a
			Non-MSA with USDA Financing	3,000	n/a
Replacement Reserve Pymt	Rehab	New	350	n/a	
		Single Family and Duplex	250	n/a	
		Historic Rehab	420	n/a	
			420	n/a	
			420	n/a	

Category	Specification	Scale	Minimum	Maximum		
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		
		Hard Costs	Rehab	Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.		25,000
				LESSER OF % of Construction Hard Costs		N/A
				OR Dollar amount		500,000
				LESSER OF % of Construction Hard Costs		N/A
				OR Dollar amount		500,000
Developer's Fee	Builder Profit	n/a	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a		
		n/a	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a		
		n/a	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a		
		Green Building Consultant Fee		n/a		
		LIHTC Allocation Fee	Percent of Credit Request	8%		
		4% LIHTC IRS Form 8609 Fee	Percent of Credit Request	8%		
		HOME Front-End Analysis Fee		3,000		
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination		1,500		
		Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%)	Per Unit	800	
			USDA 515 or URFA Fee	Per Unit	400	
	Single Family Detached or Duplex fee	Per Dwelling	1500			
	HOME	Per Unit	750			
	Non-compliant Reinspection Fee	Per Unit or File	75			
		Maximum	1,800,000			
		Maximum Waiver Amount for 4% bond applications	2,500,000			
	Identity of Interest	New Construction	% of (TDC - budgeted DF - Demo - uw Land)	15%		
		Acq / Rhb	Acq portion	% of Existing Structures acquisition cost (including Acquisition Legal Fees)	15%	
			Rhb portion	% of (TDC - budgeted DF - uw Land - Acq Lgl Fees - Existing Structures)	15%	
		Rehabilitation	% of (TDC - budgeted DF - uw Land - Acq Lgl Fees - Existing Structures)	15%		
			% DF to bldg acq	% of (TDC - budgeted DF - uw Land)	15%	
	No Identity of Interest		LESSER OF % of (TDC - uw Land - budgeted DF - Bldr profit)	15%		
			OR percentage proposed	?		
	Deferred DF Term (Years)			0		
	Deferred DF % of Total DF			15		
Operating Deficit Reserve		Mths of Year 1 Debt Service (out of 12)		0%		
		Mths of Year 1 O&M Expense (out of 12)		6		
		Mths of projected operating expenses		3		
Rent-Up Reserve	LIHTC Final Inspection Fee	Per Project		3,000		

Profoma Operating Forecast	1	2	3	4	5	6	7	8
Number of Persons in Family and Percentage Adjustments for Rent Calculations	70%	80%	90%	Base	108%	116%	124%	132%
Revenue Growth Rate								2%
V&C Loss Rate (Non-PBRA/USDA)								7%
V&C Loss Rate (PBRA/USDA)								7%
Operating Expense Growth Rate								3%
Replacement Reserve Annual Payment Growth Rate								3%
Operating Reserve Annual Payment Growth Rate								0%
Setasides	Nonprofit							10%

Pools	CHDO	Amount from state HOME allocation	4,000,000
	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%
	Equipped for Hearing- and Sight-Impaired Residents	Percent of Units Equipped for Mobility Disabled	40%
		Percent of Total Units	2%

Assumed Family Size Adjustments

# Bdrms	Adj	AFS
0	0.7	1
1	0.75	1.5
2	0.9	3
3	1.04	4.5
4	1.16	6
5	1.28	7.5

DCA UTILITY ALLOWANCES

Effective 1/1/2017

Unit Type	Use	Appliance Ty	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	6	8	10	12	16	5	8	9	11	14
		Propane	22	30	37	46	56	17	26	30	39	48
	Electric	Electric	9	13	17	20	26	6	11	13	16	20
		Electric Heat	4	5	6	9	11	2	2	3	4	5
		Propane	2	3	3	4	5	2	3	4	5	6
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	7	11	13	15	20	11	13	17	22	26
		Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
		Air Cond.	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Electric	11	15	22	26	30	11	15	22	26	30
		Propane	9	14	19	24	28	9	14	18	23	28
	Sewer	Water	17	20	23	28	34	17	18	22	27	32
		Trash Collection	18	21	25	31	37	19	20	25	30	35
Range/Microw	Electric	15	15	15	15	15	15	15	15	15	15	
	Refrigerator	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
	Electric	13	13	13	13	13	13	13	13	13	13	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	7	10	12	16	20	6	8	10	12	15
		Propane	23	35	41	54	70	19	27	31	39	50
	Electric	Electric	12	17	20	26	30	8	12	15	18	24
		Electric Heat	4	5	6	9	11	2	2	3	4	5
		Propane	2	3	3	4	5	2	3	4	5	6
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	6	10	12	14	19	10	12	17	21	25
		Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
		Air Cond.	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Electric	10	14	21	25	29	10	14	21	25	29
		Propane	9	14	19	24	28	9	14	18	23	28
	Sewer	Water	17	20	23	28	34	17	18	22	27	32
		Trash Collection	18	21	25	31	37	19	20	25	30	35
Range/Microw	Electric	15	15	15	15	15	15	15	15	15	15	
	Refrigerator	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
	Electric	13	13	13	13	13	13	13	13	13	13	
Single Family Home	Heating	Natural Gas	8	12	16	19	24	7	9	12	15	18
		Propane	30	43	56	70	89	22	30	41	50	63
	Electric	Electric	14	20	26	31	39	10	14	18	22	28
		Electric Heat	9	14	16	18	24	4	6	7	8	11
		Propane	2	3	3	4	5	2	3	4	5	6
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	7	11	13	15	20	11	13	17	22	26
		Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	17	24	30	37	47	17	23	30	36	46
		Air Cond.	6	9	11	14	18	9	13	17	20	27
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Electric	11	15	22	26	30	11	15	22	26	30
		Propane	9	14	19	24	28	9	14	18	23	28
	Sewer	Water	17	20	23	28	34	17	18	22	27	32
		Trash Collection	18	21	25	31	37	19	20	25	30	35
Range/Microw	Electric	15	15	15	15	15	15	15	15	15	15	
	Refrigerator	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
	Electric	13	13	13	13	13	13	13	13	13	13	
Single Family Attached	Heating	Natural Gas	8	11	14	17	22	6	9	11	13	17
		Propane	28	39	50	63	72	22	30	37	46	56
	Electric	Electric	13	18	23	28	35	9	13	16	20	26
		Electric Heat	4	5	6	9	11	2	2	3	4	5
		Propane	2	3	3	4	5	2	3	4	5	6
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	7	11	13	15	20	11	13	17	22	26
		Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
		Air Cond.	6	8	10	12	16	8	12	15	18	24
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Electric	11	15	22	26	30	11	15	22	26	30
		Propane	9	14	19	24	28	9	14	18	23	28
	Sewer	Water	17	20	23	28	34	17	18	22	27	32
		Trash Collection	18	21	25	31	37	19	20	25	30	35
Range/Microw	Electric	15	15	15	15	15	15	15	15	15	15	
	Refrigerator	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
	Electric	13	13	13	13	13	13	13	13	13	13	

Area	2016 AMI	State	County Name	Utility Region	(Non)Metropolitan SA	MSA?	FMR MSA	FMR MSA	DCA Rural	Tax-Exempt	City	County
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Coun	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	N	Rural	Acworth Downtown Development Authority	Acworth	Cobb
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon County	N	Rural	Adairsville Development Authority	Adairsville	Barrow
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA V	Y	Urban	Adairsville Downtown Development Authority	Adel	Cook
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cour	N	Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson
Augusta-Richmon	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County	N	Rural	Alma Downtown Development Authority	Ailey	Montgomery
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandj	Y	Urban	Arabi Industrial Development Authority	Alamo	Wheeler
Baldwin Co.	50,000	DE	Barlow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandj	Y	Urban	Arlington Housing Authority	Alapaha	Berrien
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	N	Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Coun	N	Rural	Atkinson County-Coffee County Joint Development Authori	Aldora	Lamar
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA M	Y	Urban	Atlanta Development Authority	Allenhurst	Liberty
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cou	N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, G	Y	Urban	Bacon County Development Authority	Alma	Bacon
Bulloch Co.	50,000	IL	Bryan	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, G	Y	Urban	Barnesville Housing Authority	Alston	Montgomery
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Coun	N	Rural	Barlow-Cartersville Joint Development Authority	Alto	Habersham
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County	Y	Urban	Berrien County Development Authority	Americus	Sumter
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Coun	N	Rural	Boston Downtown Development Authority	Andersonville	Sumter
Chatanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	N	Rural	Bowdon Housing Authority	Appling	Columbia
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N	Rural	Brantley County Development Authority	Arabi	Crisp
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandj	Y	Urban	Bremen Housing Authority	Aragon	Polk

Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga,	Y	Urban	Brooks County Development Authority	Arcade	Jackson
Coffee Co.	43,100	MS	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N	Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch
Colquitt Co.	39,800	MN	Chatham	South	Savannah	MSA	Savannah, G.	Y	Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G.	Y	Urban	Butts, Henry, Lamar and Spalding County Joint Developme	Arnoldsville	Oglethorpe
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Cc	N	Rural	Byron Development Authority	Ashburn	Turner
Crisp	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Byron Downtown Development Authority	Athens	Clarke
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clar	Y	Urban	Byron Redevelopment Authority	Atlanta	Fulton
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N	Rural	Calhoun Downtown Development Authority	Atapulgus	Decatur
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Camden County Joint Development Authority	Auburn	Barrow
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch Coun	N	Rural	Canton Development Authority	Augusta	Richmond
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Carrollton Redevelopment Authority	Austell	Cobb
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Count	N	Rural	Cartersville Development Authority	Avalon	Stephens
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Coun	N	Rural	Cartersville Downtown Development Authority	Avera	Jefferson
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Catoosa County Development Authority	Avondale Estat	DeKalb
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County,	N	Rural	Cedartown Development Authority	Baconton	Mitchell
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Y	Urban	Central Georgia Joint Development Authority	Baldwin	Habersham
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County,	N	Rural	Central Savannah River Area Unified Development Authori	Ball Ground	Cherokee
Glaucock Co.	50,600	SD	Dade	North	Chattanooga	MSA	Chattanooga,	Y	Urban	Central Valdosta Development Authority	Barnesville	Lamar
Gordon Co.	50,100	SC	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Chatham-Savannah Authority for the Homeless	Barrow	Jefferson
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Cour	N	Rural	Chattooga County Development Authority	Barwick	Thomas
Greene Co.	52,300	TX	DeKalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cherokee County Development Authority	Baxley	Appling
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N	Rural	City of Alpharetta Development Authority	Bellville	Evans
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County,	N	Rural	City of Barnesville and County of Lamar Development Auth	Belvedere Park	DeKalb
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA I	Y	Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt
Hinesville - Fort S	46,700	WV	Early	South	Early Co.	Non-MSA	Early County,	N	Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow
Irwin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA	Y	Urban	City of Commerce Downtown Development Authority	Bethwen	Walton
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, G.	Y	Urban	City of Cumming Development Authority	Bibb City	Muscogee
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County,	N	Rural	City of Dawson Development Authority	Bishop	Oconee
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Cou	N	Rural	City of Dublin and County of Laurens Development Authori	Blackshear	Pierce
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans Coun	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Count	N	Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Jesup Downtown Development Authority	Blakely	Early
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y	Urban	City of Stockbridge, Georgia Downtown Development Auth	Bloomingdale	Chatham
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Cour	N	Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond
Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N	Rural	City of Willacoochee Development Authority	Bogart	Oconee
Macon Co.	38,700		Glaucock	North	Glaucock Co.	Non-MSA	Glaucock Co	N	Rural	Clay County Development Authority	Bonanza	Clayton
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G.	Y	Urban	Clinch County Development Authority	Boston	Thomas
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Coun	N	Rural	Consolidated Housing Authority of Talbot County, Georgia	Botswick	Morgan
Mitchell Co.	42,600		Grady	South	Grady Co.	Non-MSA	Grady Count	N	Rural	Coweta County Development Authority	Bowdon	Carroll
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene Coun	N	Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert
Morgan Co.	56,500		Habersham	North	Habersham Co.	Non-MSA	Habersham C	N	Rural	Dahlonega Downtown Development Authority	Braselton	Jackson
Murray Co.	46,000		Hall	North	Gainesville	MSA	Gainesville, C	Y	Urban	Development Authority for the City of Savannah	Braswell	Paulding
Peach Co.	53,900		Hancock	North	Hancock Co.	Non-MSA	Hancock Cou	N	Rural	Development Authority of Appling County	Bremen	Haralson
Pierce Co.	49,000		Haralson	North	Haralson Co.	MSA	Haralson Cou	Y	Urban	Development Authority of Atkinson County	Brinson	Decatur
Polk Co.	50,000		Harris	North	Columbus	MSA	Columbus, G.	Y	Urban	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell
Pulaski Co.	49,500		Hart	North	Hart Co.	Non-MSA	Hart County,	N	Rural	Development Authority of Baker County	Brookhaven	DeKalb
Putnam Co.	52,700		Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Banks County	Brooklet	Bulloch
Quitman Co.	34,200		Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Bartow County	Brooks	Fayette
Rabun Co.	52,200		Houston	North	Warner Robins	MSA	Warner Robir	Y	Urban	Development Authority of Ben Hill County	Broxton	Coffee
Randolph Co.	36,900		Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N	Rural	Development Authority of Bibb County	Brownick	Glynn
Rome	48,600		Jackson	North	Jackson Co.	Non-MSA	Jackson Coun	N	Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson
Savannah	63,500		Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Bulloch County	Buckhead	Morgan
Schley Co.	53,800		Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N	Rural	Development Authority of Burke County	Buena Vista	Marion
Screven Co.	47,800		Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Co	N	Rural	Development Authority of Butts County	Burford	Gwinnett
Seminole Co.	39,200		Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Coun	N	Rural	Development Authority of Carroll County	Butler	Taylor
Stephens Co.	48,200		Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N	Rural	Development Authority of Cartersville	Byromville	Dooly
Stewart Co.	33,400		Jones	North	Macon	MSA	Macon, GA M	Y	Urban	Development Authority of Catoosa County	Byron	Peach
Sumter Co.	44,300		Lamar	North	Lamar Co.	MSA	Lamar Coun	Y	Urban	Development Authority of Chattooga County	Cadwell	Laurens
Talbot Co.	40,000		Lanier	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Development Authority of Cherokee County	Cairo	Grady
Taliaferro Co.	37,500		Laurens	North	Laurens Co.	Non-MSA	Laurens Coun	N	Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon
Tattall Co.	48,400		Lee	South	Albany	MSA	Albany, GA I	Y	Urban	Development Authority of Clayton County	Calvary	Grady
Taylor Co.	35,900		Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fo	Y	Urban	Development Authority of Cobb County	Camak	Warren
Telfair Co.	34,500		Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Y	Rural	Development Authority of Columbia County	Camilla	Mitchell
Thomas Co.	44,000		Long	South	Long Co.	MSA	Long County,	Y	Urban	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb
Tift Co.	42,800		Lowndes	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Development Authority of Conyers, Georgia	Canon	Franklin
Toombs Co.	47,700		Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N	Rural	Development Authority of Coweta County	Canochoe	Emanuel
Towns Co.	46,900		Macon	North	Macon Co.	Non-MSA	Macon Count	N	Rural	Development Authority of Crawford County	Canton	Cherokee
Treutlen Co.	47,500		Madison	North	Athens-Clarke Co.	MSA	Athens-Clar	Y	Urban	Development Authority of Crisp County	Carl	Barrow
Turner Co.	52,000		Marion	North	Columbus	MSA	Columbus, G.	Y	Urban	Development Authority of Dawson County	Carlton	Madison
Union Co.	35,100		McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Development Authority of DeKalb County	Carnesville	Franklin
Upson Co.	49,000		Brunswick	South	Brunswick	MSA	Brunswick, G.	Y	Urban	Development Authority of Dougherty County	Carrollton	Carroll
Ware Co.	44,700		Meriwether	North	Meriwether Co.	MSA	Meriwether C	Y	Urban	Development Authority of Douglas County	Cartersville	Bartow
Valdosta	50,300		Miller	South	Miller Co.	Non-MSA	Miller County,	N	Rural	Development Authority of Early County	Cave Spring	Floyd
Ware Co.	47,700		Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Coun	N	Rural	Development Authority of Effingham County	Cecil	Cook
Warner Robins	59,300		Monroe	North	Monroe Co.	MSA	Monroe Coun	Y	Urban	Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early
Warren Co.	34,900		Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N	Rural	Development Authority of Emanuel County	Cedartown	Polk
Washington Co.	47,000		Morgan	North	Morgan Co.	MSA	Morgan Cou	Y	Urban	Development Authority of Emanuel County and the City of C	Centerville	Houston
Wayne Co.	44,600		Murray	North	Murray Co.	MSA	Murray Count	Y	Urban	Development Authority of Fairburn	Centralhatchee	Heard
Webster Co.	52,800		Muscogee	North	Columbus	MSA	Columbus, G.	Y	Urban	Development Authority of Floyd County	Chamblee	DeKalb
White Co.	32,400		Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Forsyth County	Chatsworth	Murray
Whitfield Co.	52,600		Oconee	North	Athens-Clarke Co.	MSA	Athens-Clar	Y	Urban	Development Authority of Fulton County	Chattahoochee	Fulton
Wilcox Co.	39,600		Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clar	Y	Urban	Development Authority of Gordon County	Chattanooga Vi	Walker
Wilkes Co.	40,600		Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Gwinnett County	Chauncey	Dodge
Wilkinson Co.	45,200		Peach	North	Peach Co.	Non-MSA	Peach Count	N	Rural	Development Authority of Haralson County	Cherry Log	Gilmer
			Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Harris County	Chester	Dodge
			Pierce	South	Pierce Co.	Non-MSA	Pierce Coun	N	Rural	Development Authority of Heard County	Chickamauga	Walker
			Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Houston County	Clarkeville	Habersham
			Polk	North	Polk Co.	Non-MSA	Polk County,	N	Rural	Development Authority of Jasper County	Clarkston	DeKalb
			Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Coun	N	Rural	Development Authority of Jefferson County	Claxton	Evans
			Putnam	North	Putnam Co.	Non-MSA	Putnam Coun	N	Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun
			Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N	Rural	Development Authority of Jenkins County	Clermont	Hall
			Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White
			Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N	Rural	Development Authority of Jones County	Climax	Decatur
			Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Development Authority of LaFayette	Cobbtown	Tattall
			Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of LaGrange	Cochran	Bleckley
			Schley	North	Schley Co.	Non-MSA	Schley Count	N	Rural	Development Authority of Lanier County	Choluta	Whitfield
			Screven	South	Screven Co.	Non-MSA	Screven Cou	N	Rural	Development Authority of Lawrenceville, GA	Colbert	Madison
Select City first			Select City first		Select City first				DCA Rural C	Development Authority of Lee County	Coleman	Randolph
Seminole			Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N	Rural	Development Authority of Lumpkin County	College Park	Fulton
Spalding			Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Macon County	Collins	Tattall
Stephens			Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N	Rural	Development Authority of McDuffie County	Colquitt	Miller
Stewart			Stewart	South	Stewart Co.	Non-MSA	Stewart Coun	N	Rural	Development Authority of McDuffie County and the City of	Columbus	Muscogee
Sumter			Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N	Rural	Development Authority of Mitchell County	Comer	Madison
Talbot			Talbot	North	Talbot Co.	Non-MSA	Talbot Coun	N	Rural	Development Authority of Monroe County	Commerce	Jackson
Taliaferro			Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Co	N	Rural	Development Authority of Morgan County	Concord	Pike
Tattnall			Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Coun	N	Rural	Development Authority of Palmetto	Conley	Clayton
Taylor			Taylor	North	Taylor Co.	Non-MSA	Taylor Coun	N	Rural	Development Authority of Peach County	Conyers	Rockdale
Telfair			Telfair	South	Telfair Co.	Non-MSA	Telfair Coun	N	Rural	Development Authority of Peachtree City	Coolidge	Thomas
Terrell			Terrell	South	Albany	MSA	Albany, GA I	Y	Urban	Development Authority of Pike County	Cordele	Crisp
Thomas			Thomas	South	Thomas Co.	Non-MSA	Thomas Coun	N	Rural	Development Authority of Polk County	Corinth	Heard
Tift			Tift	South	Tift Co.	Non-MSA	Tift County, G	N	Rural	Development Authority of Rabun County	Cornelia	Habersham
Toombs			Toombs	South	Toombs Co.	Non-MSA	Toombs Cour	N	Rural	Development Authority of Richmond County	County Club E	Bulloch
Towns			Towns	North	Towns Co.	Non-MSA	Towns Coun	N	Rural	Development Authority of Rockdale County	Covington	Newton
Treutlen			Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N	Rural	Development Authority of Screven County	Crawford	Oglethorpe
Troup			Troup	North	Troup Co.	Non-MSA	Troup Coun	N	Rural	Development Authority of Seminole County and Donaldson	Crawfordville	Taliaferro
Turner			Turner	South	Turner Co.	Non-MSA	Turner Count	N	Rural	Development Authority of St. Marys	Crooked Creek	Putnam

Twiggs	North	Macon	MSA	Macon, GA M	Y	Urban	Development Authority of Talbot County	Culloden	Monroe
Union	North	Union Co.	Non-MSA	Union County	N	Rural	Development Authority of Telfair County	Cumming	Forsyth
Upson	North	Upson Co.	Non-MSA	Upson County	N	Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee
Walker	North	Chattanooga	MSA	Chattanooga,	Y	Urban	Development Authority of the City of Bowdon	Cuthbert	Randolph
Walton	North	Atlanta-Sandy Springs-Marie	MSA	Atlanta-Sandy	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett
Ware	South	Ware Co.	Non-MSA	Ware County,	N	Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin
Warren	North	Warren Co.	Non-MSA	Warren Coun	N	Rural	Development Authority of the City of Homeland	Daisy	Evans
Washington	North	Washington Co.	Non-MSA	Washington C	N	Rural	Development Authority of the City of Jasper	Dallas	Paulding
Wayne	South	Wayne Co.	Non-MSA	Wayne Count	N	Rural	Development Authority of the City of Jeffersonville and Twi	Dalton	Whitfield
Webster	South	Webster Co.	Non-MSA	Webster Cou	N	Rural	Development Authority of the City of Marietta	Damascus	Early
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N	Rural	Development Authority of the City of Milledgeville and Bald	Danielsville	Madison
White	North	White Co.	Non-MSA	White County	N	Rural	Development Authority of the City of Newnan	Danville	Wilkinson
Whitfield	North	Dalton	MSA	Dalton, GA H	Y	Urban	Development Authority of the City of Oakwood	Darien	McIntosh
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N	Rural	Development Authority of the City of Roswell	Dasher	Lowndes
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N	Rural	Development Authority of the City of Vienna	Dawson	Washington
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N	Rural	Development Authority of the Unified Government of Athen	Dawsonville	Terrill
Worth	South	Albany	MSA	Albany, GA W	Y	Urban	Development Authority of Tift County	Dawsonville	Dawson
							Development Authority of Union County	De Soto	Sumter
							Development Authority of Vidalia	Dearing	McDuffie
							Development Authority of Walton County	Decatur	DeKalb
							Development Authority of Warner Robins	Deenwood	Ware
							Development Authority of Warren County	Deepstep	Washington
							Development Authority of Washington County	Demorest	Habersham
							Development Authority of Wheeler County	Denton	Jeff Davis
							Development Authority of White County	Dewy Rose	Elbert
							Development Authority of Whitfield County	Dexter	Laurens
							Development Authority of Wilkinson County	Dillard	Rabun
							Downtown Athens Development Authority	Dock Junction	Glynn
							Downtown Camilla Development Authority	Doerun	Colquitt
							Downtown Dalton Development Authority	Donalsonville	Seminole
							Downtown Development Authority for the City of Garden Ci	Dooling	Dooly
							Downtown Development Authority for the City of Hahira, G	Doraville	DeKalb
							Downtown Development Authority for the City of Savannah	Douglas	Coffee
							Downtown Development Authority for the City of Warner R	Douglasville	Douglas
							Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb
							Downtown Development Authority of Albany, Georgia	Du Pont	Clinch
							Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens
							Downtown Development Authority of Austell	Dudley	Laurens
							Downtown Development Authority of Avondale Estates	Duluth	Gwinnett
							Downtown Development Authority of Barnesville	Dunwoody	DeKalb
							Downtown Development Authority of Baxley	Dutch Island	Chatham
							Downtown Development Authority of Bremen	Eagle Grove	Hart
							Downtown Development Authority of Brunswick	East Dublin	Laurens
							Downtown Development Authority of Centerville	East Ellijay	Gilmer
							Downtown Development Authority of Chatsworth	East Griffin	Spalding
							Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta
							Downtown Development Authority of Cordele	East Point	Fulton
							Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge
							Downtown Development Authority of Douglas	Eatonton	Putnam
							Downtown Development Authority of Fairburn	Edgehill	Glascock
							Downtown Development Authority of Fitzgerald	Edison	Calhoun
							Downtown Development Authority of Forsyth	Elberton	Elbert
							Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley
							Downtown Development Authority of Hampton	Ellenton	Colquitt
							Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer
							Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow
							Downtown Development Authority of Holly Springs	Empire	Dodge
							Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien
							Downtown Development Authority of Madison	Ephesus	Heard
							Downtown Development Authority of Maysville	Epworth	Fannin
							Downtown Development Authority of Millen, Georgia	Eton	Murray
							Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow
							Downtown Development Authority of Moultrie	Evans	Columbia
							Downtown Development Authority of Pitts, Georgia	Experiment	Spalding
							Downtown Development Authority of Smyrna	Fair Oaks	Cobb
							Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton
							Downtown Development Authority of Social Circle	Fairmount	Gordon
							Downtown Development Authority of the City of Atlanta	Fairview	Walker
							Downtown Development Authority of the City of Baconton	Fargo	Clinch
							Downtown Development Authority of the City of Buford	Fayetteville	Fayette
							Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill
							Downtown Development Authority of the City of Dallas, Ge	Flemington	Liberty
							Downtown Development Authority of the City of Darien	Flouilla	Butts
							Downtown Development Authority of the City of Dawson	Flowery Branch	Hall
							Downtown Development Authority of the City of Decatur	Folkston	Charlton
							Downtown Development Authority of the City of Douglasvil	Forest Park	Clayton
							Downtown Development Authority of the City of Greensbor	Forsyth	Monroe
							Downtown Development Authority of the City of Jackson	Fort Gaines	Clay
							Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa
							Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty
							Downtown Development Authority of the City of LaGrange	Fort Valley	Peach
							Downtown Development Authority of the City of Locust Gro	Franklin	Heard
							Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin
							Downtown Development Authority of the City of Morrow, G	Funston	Colquitt
							Downtown Development Authority of the City of Newnan, G	Gainesville	Hall
							Downtown Development Authority of the City of Norcross	Garden City	Chatham
							Downtown Development Authority of the City of Perry	Garfield	Emanuel
							Downtown Development Authority of the City of Richland, C	Geneva	Talbot
							Downtown Development Authority of the City of Rome	Georgetown	Quitman
							Downtown Development Authority of the City of Rossville	Gibson	Glascock
							Downtown Development Authority of the City of Roswell	Gillsville	Hall
							Downtown Development Authority of the City of Royston	Girard	Burke
							Downtown Development Authority of the City of Senoia	Glennville	Tattnall
							Downtown Development Authority of the City of Smithville	Glenwood	Wheeler
							Downtown Development Authority of the City of Tallapoosa	Good Hope	Walton
							Downtown Development Authority of the City of Thomson	Gordon	Wilkinson
							Downtown Development Authority of the City of Tifton	Graham	Appling
							Downtown Development Authority of the City of Unadilla	Grantville	Coweta
							Downtown Development Authority of the City of Vienna	Gray	Jones
							Downtown Development Authority of the City of Warrenton	Grayson	Gwinnett
							Downtown Development Authority of the City of Warwick	Greensboro	Greene
							Downtown Development Authority of the City of Zebulon	Greenville	Meriwether
							Downtown Development Authority of the Mayor and City C	Gresham Park	DeKalb
							Downtown Development Authority of Toccoa	Griffin	Spalding
							Downtown Development Authority of Woodbury	Grovetown	Columbia
							Downtown Development Authority of Woodstock	Gum Branch	Liberty
							Downtown Development Authority, City of Forest Park	Gumlog	Towns
							Downtown LaGrange Development Authority	Guyton	Effingham
							Downtown Marietta Development Authority	Hagan	Evans
							Downtown Savannah Authority	Hahira	Lowndes
							Downtown Statesboro Development Authority	Hamilton	Harris
							Downtown Waycross Development Authority	Hampton	Henry
							Dublin-Laurens County Development Authority	Hannahs Mill	Upson
							Elbert County Richard B. Russell Development Authority	Hapeville	Fulton
							Elberton Downtown Development Authority d/b/a MainStre	Haralson	Coweta
							Emanuel County Development Authority	Hardwick	Baldwin
							Emanuel-Johnson County Development Authority	Harlem	Columbia
							Etowah Area Consolidated Housing Authority	Harrison	Washington
							Fairburn Housing Authority	Hartwell	Hart
							Fall Line Regional Development Authority	Hawkinsville	Pulaski
							Fayette County Development Authority		

Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis
Flint 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	Hiawassee	Towns
Georgia Bioscience Joint Development Authority	Higston	Montgomery
Gibson Housing Authority	Hilltop	Pike
Glennville Development Authority	Hiltonia	Screven
Glennville Downtown Development Authority	Hinesville	Liberty
Gordon County - Floyd County Development Authority	Hiram	Paulding
Gordon Downtown Development Authority	Hoboken	Brantley
Grady County Joint Development Authority	Hogansville	Troup
Greene County Development Authority	Holly Springs	Cherokee
Griffin-Spalding County Development Authority	Homeland	Charlton
Habersham County Development Authority	Homer	Banks
Hapeville Development Authority	Homerville	Clinch
Hawkinsville Downtown Development Authority	Hoschton	Jackson
Hawkinsville Housing Authority	Howard	Taylor
Hazlehurst Downtown Development Authority	ruil	Madison
Henry County Development Authority	Ideal	Macon
Hogansville Development Authority	ila	Madison
Housing Authority City of Sylvester, GA	Indian Springs	Catoosa
Housing Authority of City of Carrollton	Iron City	Seminole
Housing Authority of City of Danielsville	Irondale	Clayton
Housing Authority of Clayton County	Irwinton	Wilkinson
Housing Authority of Cobb County	Isle of Hope	Chatham
Housing Authority of Columbus, Georgia	Ivey	Wilkinson
Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville	Telfair
Housing Authority of Lee County	Jakin	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 Adel, 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	Talbot
Housing Authority of the City of Bainbridge	Kennesaw	Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blackshear	Kings Bay Base	Camden
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden
Housing Authority of the City of Buford, Georgia	Kingston	Barlow
Housing Authority of the City of Cairo, Georgia	Kite	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	LaFayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
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 Clarkesville, Ga.	Lakeland	Lanier
Housing Authority of the City of Clarkston	Lakeview	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview Estati	Rockdale
Housing Authority of the City of Cleveland, Ga.	Lavonia	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of Colquitt	Leary	Calhoun
Housing Authority of the City of Conyers	Leesburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Covington	Leslie	Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe
Housing Authority of the City of Cumming	Lilburn	Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly	Dooley
Housing Authority of the City of Dahlonega	Lincoln Park	Upson
Housing Authority of the City of Dawson	Lincolnton	Lincoln
Housing Authority of the City of Decatur, Georgia	Linwood	Walker
Housing Authority of the City of Doerun, 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 Ellaville	Louisville	Jefferson
Housing Authority of the City of Ellijay, Georgia	Lovejoy	Clayton
Housing Authority of the City of Fitzgerald	Ludowici	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	Lyerly	Chattooga
Housing Authority of the City of Glenville	Lyons	Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Grantville	Macon	Bibb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan
Housing Authority of the City of Griffin	Manassas	Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Mansfield	Newton
Housing Authority of the City of Harlem, Georgia	Marietta	Cobb
Housing Authority of the City of Hartwell	Marshallville	Macon
Housing Authority of the City of Hinesville, Ga	marin	Stephens
Housing Authority of the City of Hogansville	Martinez	Columbia
Housing Authority of the City of Jasper	Matthews	Jefferson
Housing Authority of the City of Jefferson	Maxeys	Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks
Housing Authority of the City of Lakeland, Georgia	McCaysville	Fannin
Housing Authority of the City of Lavonia	McDonough	Henry
Housing Authority of the City of Lawrenceville, GA	McIntyre	Wilkinson
Housing Authority of the City of Lithonia, Georgia	McRae	Telfair
Housing Authority of the City of Loganville, GA	Meansville	Pike
Housing Authority of the City of Louisville	Meigs	Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Midville	Burke
Housing Authority of the City of Menlo, Georgia	Midway	Liberty
Housing Authority of the City of Metter	Milan	Telfair
Housing Authority of the City of Milledgeville and Sparta	Milledgeville	Baldwin
Housing Authority of the City of Millen	Millen	Jenkins
Housing Authority of the City of Monroe, GA	Milner	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	Glascock
Housing Authority of the City of Nahant	Molena	Pike
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 Ocala, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, 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	Moreland	Coweta

Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royston	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shellman	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 Park	Fulton
Housing Authority of the City of Sylvania	Nahunta	Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomaston	Naylor	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	Nicholls	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 Atkinson, 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	Ochlocknee	Thomas
Housing Authority of the Town of Homer, Ga.	Ocala	Irwin
Houston County Development Authority	Oconee	Washington
Ideal Downtown Development Authority	Odum	Wayne
Jackson Housing Authority	Offerman	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, a	Oliver	Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mit	Omega	Tift
Joint Development Authority of Burke County and City of W	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Hea	Oxford	Newton
Joint Development Authority of Fannin County, Towns Cou	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City an	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, ar	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehu	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Corn	Gwinnett
Kennesaw Development Authority	Pearson	Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell
Kingsland Development Authority	Pembroke	Bryan
Kingsland Downtown Development Authority	Pendergrass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
LaFayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillipsburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority	Pine Mountain	Harris
Lavonia Downtown Development Authority	Pinehurst	Dooly
Lincoln County Development Authority	Pineview	Wilcox
Long County Housing Authority	Pitts	Wilcox
Lyons Downtown Development Authority	Plains	Sumter
Macon-Bibb County Urban Development Authority	Plainville	Gordon
Marion County Development Authority	Pooler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portal	Bulloch
Milledgeville MainStreet/The Downtown Development Auth	Porterdale	Newton
Miller County Development Authority	Poulan	Worth
Mitchell County Development Authority	Powder Springs	Cobb
Montezuma Downtown Development Authority	Preston	Webster
Montgomery County Development Authority	Pulaski	Candler
Moultrie-Colquitt County Development Authority	Putney	Dougherty
Nashville Downtown Development Authority	Quitman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raoul	Habersham
Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	Rayle	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Okfeenokee Area Development Authority	Redan	DeKalb
Palmetto Housing Authority	Reed Creek	Hart
Pelham Housing Authority	Register	Bulloch
Pooler Development Authority	Reidsville	Tattnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Rentz	Laurens
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Putnam Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Reynolds	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	Bryan
Sandersville Downtown Development Authority	Riddville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Authori	Ringgold	Catoosa
Screven County Development Authority	Riverdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robins AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Polk
Southwest Georgia Joint Development Authority	Rocky Ford	Screven
Sparta-Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Roopville	Carroll
Stephens County Development Authority	Rossville	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Tallapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrell County Development Authority	Salem	Catoosa
The Commerce Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Claus	Toombs
The Development Authority of Snellville, Georgia	Sardis	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Tallapoosa	Sautee Nacoco	White
The Downtown Development Authority of Bainbridge, Geor	Savannah	Chatham
The Downtown Development Authority of the City of Griffin,	Scotland	Telfair

The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	Screven	Wayne
The Housing Authority of the City of Brunswick, Georgia	<< Select from	Select City first
The Housing Authority of the City of Dallas, Georgia	Senoia	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomaston Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Taliaferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Turner-Worth-Cook Joint Development Authority	Shellman	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Siloam	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner 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	Sneville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Georgia	Sparks	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Statesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	Emanuel
West Georgia Joint Development Authority	Stockbridge	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	Summerville	Chattooga
	Sumner	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upton
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallulah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upton
	Thomaston	Upton
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyrone	Fayette
	Unadilla	Dooly
	Union City	Fulton
	Union Point	Greene
	Unionville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitfield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vienna	Dooly
	Villa Rica	Carroll
	Vinings	Cobb
	Waco	Haralson
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Walthourville	Liberty
	Warm Springs	Meriwether
	Warner Robins	Houston
	Warrenton	Warren
	Warwick	Worth
	Washington	Wilkes
	Watkinsville	Oconee
	Waverly Hall	Harris
	Waycross	Ware
	Waynesboro	Burke
	West Point	Troup
	Weston	Webster
	Whigham	Grady
	White	Bartow
	White Plains	Greene
	Whitemarsh Island	Chatham
	Whitesburg	Carroll
	Willacoochee	Atkinson
	Williamson	Pike
	Wilmington Island	Chatham
	Winder	Barrow
	Winterville	Clarke
	Woodbine	Camden
	Woodbury	Meriwether

Woodland	Talbot
Woodstock	Cherokee
Woodville	Greene
Woolsey	Fayette
Wrens	Jefferson
Wrightsville	Johnson
Yatesville	Upson
Yonah	White
Young Harris	Towns
Zebulon	Pike