

**Project Narrative**  
Retreat at Spring Hill  
Stone Mountain, DeKalb County

Retreat at Spring Hill is a proposed 83-unit senior living community located in DeKalb County, Georgia. The apartment complex will contain both Low Income Housing Tax Credits (LIHTC) and Project-Based Voucher (PBV)-units from the Housing Authority of DeKalb County (HADC) to provide assistance to senior residents. As a Housing for Older Persons Community, Retreat at Spring Hill will be designed for low and moderate residents that are 55 years and older. With a mix of one and two-bedroom unit types, potential tenant households include active single-persons, couples and roommates. Retreat at Spring Hill will involve a mixed-finance approach, including tax-exempt bonds, conventional financing and 4% Low Income Housing Tax Credits. The renovated senior community will be developed by the Housing Development Corporation and Housing Authority of DeKalb County. Additionally, the project will be managed by LEDIC Management Group, LLC and owned by Retreat at Spring Hill, LP.

The proposed redevelopment strategy involves the rehabilitation of the Spring Chase II apartments, an 81-unit senior residential community located at 4947 Memorial Drive, Stone Mountain, Georgia. The project includes the renovation of the existing 81 units and the addition of two (2) one-bedroom units. Spring Chase II apartments is an aging complex that requires detailed rehabilitation to ensure the property's ability to meet the needs for current and future DeKalb County residents. Planned renovations will focus on transforming the existing structure and surrounding site into a modern, well-designed, senior community. The apartment community will be highly amenitized to encourage physical activity, resident socialization and overall healthy lifestyles for seniors. Amenities will include, but are not limited to, a fitness center, business center, community room, outdoor patio and gazebo.

The Housing Development Corporation (HDC) is the sole member of the managing general partner/majority co-developer and the Housing Authority of DeKalb County (HADC) is the other GP and co-developer. Both HDC and HADC have extensive experience developing quality affordable housing, having recently completed Retreat at Mills Creek where they served as 80% owner and 80% developer, respectively. They development team has adequate development capacity, with HADC currently having only two LIHTC projects in its portfolio under construction. For these two projects, HADC serves as a 15%-20% partner. The project team has submitted one application in the 2017 (9% LIHTC) competitive round: Towns at Mills Creek. Upon successfully achieving a tax credit allocation, Retreat at Spring Hill, LP will enter into a long-term ground lease with the Housing Authority of DeKalb County and a purchase and sale agreement for the apartment building.

**Project Narrative**  
Retreat at Spring Hill  
Stone Mountain, DeKalb County

**PART ONE - PROJECT INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

Please note:

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

DCA Use ONLY - Project Nbr:

**2017-0**

**May 4 Revision**

<b>I. DCA RESOURCES</b>	LIHTC (auto-filled from later entries)	\$ 375,122	DCA HOME (from Consent Form)	\$ -
<b>II. TYPE OF APPLICATION</b>	Tax Exempt Bond / 4% credit	----->	<b>Pre-Application Number</b> (if applicable) - <b>use format 2017PA-###</b>	2017PA-507
			Have any changes occurred in the project since pre-application?	No

Was this project previously submitted to the Ga Department of Community Affairs?  If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:  DCA Project Nbr previously assigned:

Has the Project Team changed?  If No, what was the DCA Qualification Determination for the Team in that review?

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	E.P. Walker, Jr.		Title	President & CEO	
Address	134 New Street		Direct Line	(470) 440-8604	
City	Decatur		Fax	(470) 440-8604	
State	GA	Zip+4	30030-4132		Cellular
Office Phone	(470) 440-8610		Ext.		E-mail
pete.walker@dekalbhousing.org					

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

**IV. PROJECT LOCATION**

Project Name	Retreat at Spring Hill		Phased Project?	No	
Site Street Address (if known)	4947 Memorial Drive		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *			Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 33.790552	Longitude: -84.227757	Acreage	5.4300	
City	Stone Mountain		Census Tract Number	220.05	
Site is predominantly located:	In Unincorporated County	9-digit Zip**	30083-4103		QCT?
In USDA Rural Area?	No	County	DeKalb		Yes
	In DCA Rural County?	No	Overall:	Urban	

\* If street number unknown  
 Legislative Districts \*\*  
 If on boundary, other district:

Congressional	State Senate	State House
4	41	86

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

**Political Jurisdiction**

Name of Chief Elected Official	Michael Thurmond		Title	CEO	
Address	330 West Ponce de Leon Avenue, 6th Floor		City	Decatur	
Zip+4	30030-2439	Phone	(404) 371-2881		Email
www.dekalbcountyga.gov					
ceo@dekalbcountyga.gov					

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	2	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	81	For Acquisition/Rehabilitation, date of original construction:	10/1/03			

**PART ONE - PROJECT INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	75	75
Number of 50% Units	0	0
Number of 60% Units	75	75
Number of Unrestricted (Market) Units	8	
Total Residential Units	83	
Common Space Units	0	
Total Units	83	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	45,892
Total Unrestricted (Market) Residential Unit Square Footage	5,399
Total Residential Unit Square Footage	51,291
Total Common Space Unit Square Footage	0
Total Square Footage from Units	51,291

**E. Buildings**

Number of Residential Buildings	1
Number of Non-Residential Buildings	0
Total Number of Buildings	1

Total Common Area Square Footage from Nonresidential areas	26,802
Total Square Footage	78,093

**F. Total Residential Parking Spaces**

82

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

**VI. TENANCY CHARACTERISTICS**

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

HFOP

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	6.0%	Required:	5%	
% of Units for the Mobility-Impaired	40.0%	Required:	40%	
% of Total Units	2.4%	Required:	2%	

**B. Mobility Impaired**

Nbr of Units Equipped:	5
Roll-In Showers	2

**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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit No

**B. HOME:**

CHDO No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

N/A - 4% Bond

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:	Housing Authority of the County of DeKalb, Georgia				Inducement Date:	July 28, 2017	
Office Street Address	750 Commerce Drive, Suite 201				Applicable QAP:	2017	
City	Decatur	State	GA	Zip+4	30030-2628	T-E Bond \$ Allocated:	10,000,000
Contact Name	E.P. Walker, Jr.	Title	President & CEO		E-mail	pete.walker@dekalbhousing.org	
10-Digit Office Phone	(404) 270-2633	Direct line	(404) 270-2053	Website			

**PART ONE - PROJECT INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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

**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 Retreat at Spring Hill, Stone Mountain, DeKalb 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:		0
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	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:  Nbr yrs to forgo cancellation option:

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

**C. Is there a Tenant Ownership Plan?**  No

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

If Yes ----->:	Total Existing Units	81
	Number Occupied	78
	% Existing Occupied	96.30%

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

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

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

Acquisition	November 4, 2017
Rehab	January 4, 2019
New Construction	<input type="text"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>Cell L100: The cell did not allow for entering in a website. The Housing Authority of DeKalb County's website is: <a href="http://www.dekalbhousing.org">www.dekalbhousing.org</a>.</p> <p>Cell H173: The project will be an acquisition/rehab of a currently occupied senior housing apartment community. Expected date of acquisition is 11/4/2017. The project is expected to receive its Certificate of Completion on January 4, 2019</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)

Retreat at Spring Hill, LP				Name of Principal	E.P. Walker, Jr.
750 Commerce Drive, Suite 201				Title of Principal	President
Decatur		Fed Tax ID:	61-1809275	Direct line	(470) 440-8604
GA	Zip+4	30030-2612	Org Type:	For Profit	Cellular
(470) 440-8610		E-mail	pete.walker@dekalbhousing.org		

**\* 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.

HDC Retreat at Spring Hill, LLC				Name of Principal	E.P. Walker, Jr.
750 Commerce Drive, Suite 201				Title of Principal	President
Decatur		Website	www.dekalbhousingcorp.org	Direct line	(470) 440-8604
GA	Zip+4	30030-2612	Cellular	(404) 514-9058	
(470) 440-8610		E-mail	pete.walker@housingdevelopmentcorp.org		

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

HADC Retreat at Spring Hill, Inc.				Name of Principal	E.P. Walker, Jr.
750 Commerce Drive, Suite 201				Title of Principal	President
Decatur		Website	www.dekalbhousing.org	Direct line	(404) 270-2503
GA	Zip+4	30030-2612	Cellular	(404) 514-9058	
(404) 270-2500		E-mail	pete.walker@dekalbhousing.org		

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

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

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

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

Aegon USA Realty Advisors, LLC				Name of Principal	Gary Howe
100 Light Street				Title of Principal	Director
Baltimore		Website	www.aegonrealty.com	Direct line	(415) 983-5452
MD	Zip+4	21202-1036	Cellular	(563) 542-0017	
(410) 209-5598		E-mail	gahowe@aegonusa.com		

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

Twain Financial				Name of Principal	Jacob Engle
1232 Washington Avenue, Suite 200				Title of Principal	Vice President
St. Louis		Website	www.twainfinancial.com	Direct line	(314) 300-4181
MO	Zip+4	63103-1983	Cellular	(573) 424-3706	
(314) 300-4135		E-mail	jacob.engle@twainfinancial.com		

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Housing Development Corporation				Name of Principal	E.P. Walker, Jr.
134 New Street				Title of Principal	President & CEO
Decatur	Website	www.housingdevelopmentcorp.org		Direct line	(470) 440-8604
GA	Zip+4	30030-4132		Cellular	(404) 514-9058
(470) 440-8610	E-mail	Pete.Walker@housingdevelopmentcorp.org			

**B. CO-DEVELOPER 1**

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

Housing Authority of DeKalb County				Name of Principal	E.P. Walker, Jr.
750 Commerce Drive, Suite 201				Title of Principal	President & CEO
Decatur	Website	www.dekalbhousing.org		Direct line	(404) 270-2503
GA	Zip+4	30030-2612		Cellular	(404) 514-9058
(404) 270-2500	E-mail	pete.walker@dekalbhousing.org			

**C. CO-DEVELOPER 2**

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

				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.

				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.

				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.

Empire Corporation of Tennessee				Name of Principal	Rick Cheverton
3600 Henson Road				Title of Principal	President
Knoxville	Website	http://empireconstruction.com/		Direct line	(865) 251-4835
TN	Zip+4	37921-5353		Cellular	(865) 388-3009
(865) 251-4800	E-mail	RickC@EmpireIncTN.com			

**C. MANAGEMENT COMPANY**

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

Ledic Management Group				Name of Principal	Kareem Slater
555 Perkins Ext				Title of Principal	EVP, Managing Director
Memphis	Website	www.ledic.com		Direct line	(901) 435-7840
TN	Zip+4	38117-4421		Cellular	(770) 617-7736
(901) 435-7700	E-mail	kareem.slater@ledic.com			



**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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<b>D. ATTORNEY</b>	Reno & Cavanaugh, LLC			Name of Principal	Dwayne Barrett
Office Street Address	424 Church Street, Suite 1758			Title of Principal	Firm Member
City	Nashville	Website	www.renocavanaugh.com	Direct line	(615) 866-3224
State	TN	Zip+4	20001-2612	Cellular	
10-Digit Office Phone / Ext.	(615) 866-3224	E-mail	dbarret@renocavanaugh.com		

<b>E. ACCOUNTANT</b>	Novogradac & Company, LLP			Name of Principal	Tabitha Jones
Office Street Address	2325 Lakeview Parkway, Suite 450			Title of Principal	Partner
City	Alpharetta	Website	www.novoco.com	Direct line	(678) 867-2333
State	GA	Zip+4	30009-7920	Cellular	(678) 867-2333
10-Digit Office Phone / Ext.	(205) 991-5506	E-mail	tabitha.jones@novoco.com		

<b>F. ARCHITECT</b>	Marin Riley Associates			Name of Principal	Mike Riley
Office Street Address	215 Church Street, Suite 200			Title of Principal	Partner
City	Decatur	Website	www.martinriley.com	Direct line	(404) 373-2800
State	GA	Zip+4	30030-3330	Cellular	(404) 373-2800
10-Digit Office Phone / Ext.	(404) 373-2800	E-mail	mriley@martinriley.com		

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

<b>A. LAND SELLER</b> (If applicable)	Housing Authority of DeKalb Cour	Principal	E.P. Walker, Jr.	10-Digit Phone / Ext.	4042702633
Office Street Address	750 Commerce Drive, Suite 201			City	Decatur
State	GA	Zip+4	30030-2612	E-mail	Pete.Walker@dekalbhousing.org

**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	The Housing Authority of DeKalb County currently owns Spring Chase II. As part of the proposed project, the Housing Authority of DeKalb plans to enter into a Purchase and Sale Agreement for the building and a long-term ground lease for the land with Retreat at Spring Hill, LP. The Housing Authority of DeKalb County, through its affiliate HADC Retreat at Spring Hill, Inc., is a 20% General Partner within Retreat at Spring Hill, LP.
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	

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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8. Other

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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<b>If yes, explain</b> briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Brief Explanation
Managing Genrl Prtnr	HDC Retreat at Spring Hill, LLC	No	No	For Profit	0.0080%	No	
Other Genrl Prtnr 1	HADC Retreat at Spring Hill, Inc.	No	No	For Profit	0.0020%	No	
Other Genrl Prtnr 2							
Federal Ltd Partner	Aegon USA Realty Advisors, LLC	No	No	For Profit	98.9900%	No	
State Ltd Partner	Twain Financial Partners	No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer	Housing Authority of DeKalb County	No	No	For Profit	0.0000%	No	
Co-Developer 1	Housing Development Corporation of DeKalb	No	No	Nonprofit	0.0000%	No	
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor	Empire Corporation of Tennessee	No	No	For Profit	0.0000%	No	
Management Company	Ledic with HDC Management	No	No	For Profit	0.0000%	No	
<b>Total</b>					<b>100.0000%</b>		

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

There are no members of the project team where a conflict of interest occurs; however, the general partners and co-developers are related entities. Please reference the organizational chart included in Tab 19 that fully describes the relationship of the Project Team members.	
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**PART THREE - SOURCES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

Yes	Tax Credits		FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits		FHA Insured Mortgage		USDA 515
Yes	Tax Exempt Bonds: \$	10,000,000	Replacement Housing Funds		USDA 538
	Taxable Bonds		McKinney-Vento Homeless		USDA PBRA
	CDBG		FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)		NAHASDA	Yes	Other PBRA - Source: HADC Project-Based Vouchers (PBV)
	DCA HOME * -- Amt \$		Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$		HUD CHOICE Neighborhoods		Other <b>Type</b> of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here			Specify <b>Administrator</b> of Other Funding Type here

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

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Bank of the Ozarks Construction Loan	9,000,000	3.231%	24
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Housing Development Corporation DDF During Construction Period	148,131		
Federal Housing Credit Equity	Aegon (Federal Equity)	690,000		
State Housing Credit Equity	Twain Financial Partners (State Equity)	412,634		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>10,250,765</b>		
Total Construction Period Costs from Development Budget:		<b>10,250,765</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	Freddie Mac TEL (Jones Lang LaSalle)	5,800,000	4.870%	15	35	345,513	Amortizing
Mortgage B (Lien Position 2)	Authority Note (HADC)	1,200,000	5.000%	42	42		Cash Flow
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	45.69% Housing Development Corporation	730,996	0.000%	15	15	54,959	Cash Flow

Total Cash Flow for Years 1 - 15: 1,252,668  
 DDF Percent of Cash Flow (Yrs 1-15) 100.000% 58.355%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Aegon	3,450,000					
State Housing Credit Equity	Twain Financial Partners	2,063,171					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations	RSHill NOI During Rehabilitation	204,351					
Other:							
Other:							
Other:							
Total Permanent Financing:		<b>13,448,518</b>					
Total Development Costs from Development Budget:		<b>13,448,518</b>					
Surplus/(Shortage) of Permanent funds to development costs:		<b>0</b>					

Equity Check	+ / -	TC Equity % of TDC
3,451,122	-1,122.40	26%
2,063,171	0.00	15%
		41%

\*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 THREE - SOURCES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

The Federal equity will be slightly off due to how Aegon calculates (98.99% versus 99.99%) their pricing prior to partnership agreement being finalized. The amount in cell I48 matches Aegon's term sheet.

\*Net Operating Income for an existing Rehab Project: Spring Chase II is currently 96% occupied. Occupancy is expected to drop to 69% percent due to temporary relocation of residents during rehabilitation activities (see Relocation Plan in Tab 24). This source of funds estimate represents the expected project NOI during rehabilitation activities at roughly 69% NOI and will be used as a permanent source to help pay for total development costs.

\*Deferred Developer Fee during Construction: A percentage of developer fee is earned and paid to the developer during the construction period. The Housing Development Corporation (HDC) has received as much as 60 percent of the developer fee during construction on a recently completed project; consequently, we have agreed to defer \$148,131 of the total \$1,600,000 developer fee during construction. Additionally, HDC and the Housing Authority of DeKalb County hold an average cash balance in excess of \$5,000,000 and would be willing to provide a 24-month construction loan, at 0% interest, if necessary.

\*Deferred Developer Fee: The permanent Deferred Developer Fee is payable from 100% cash flow to the extent that cash flow is available. The Deferred Developer Fee, per the Authority Note, shall be paid in full before the Authority Note. The year one annual debt service represents the first year expected Deferred Developer Fee payment from remaining cash flow.

\*Authority Note is a cash flow only Note from the Housing Authority of DeKalb County to the project. This is a subordinate loan, payable from 100% cash flow only to the extent that cash flow is available. According to the Net Distribution of Cash Flow schedule, the Authority Note will be paid annually after satisfying the annual permanent TEL debt service, 100% of Deferred Developer Fee, annual asset management fees and annual bond issuer/US Bank fiscal agent fees. The note terms, including the net cash distribution schedule, are included in Tab 1. The Authority Note is expected to start being paid from cash flow beginning in



**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**I. DEVELOPMENT BUDGET**

				<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>PRE-DEVELOPMENT COSTS</b>								
Property Appraisal				7,500			7,500	
Market Study				7,500			7,500	
Environmental Report(s)				22,000			22,000	
Soil Borings				-			-	
Boundary and Topographical Survey				12,000			12,000	
Zoning/Site Plan Fees								
Other: Physical Needs Assessment				12,000			12,000	
Other: Energy Audit & Blower Door/Duct Testing				9,000			9,000	
Other: Investigate Condition of Building Systems (Per DCA Rehab Requirements)				35,000			35,000	
				<b>Subtotal</b>	-	-	105,000	-
<b>ACQUISITION</b>								
Land				1,060,000				1,060,000
Site Demolition								
Acquisition Legal Fees (if existing structures)								
Existing Structures				2,810,000		2,810,000		
				<b>Subtotal</b>		2,810,000		1,060,000
<b>LAND IMPROVEMENTS</b>								
Site Construction (On-site)	Per acre:	45,261		245,766			245,766	
Site Construction (Off-site)								
				<b>Subtotal</b>	-	-	245,766	-
<b>STRUCTURES</b>								
Residential Structures - New Construction								
Residential Structures - Rehab				4,011,924			4,011,924	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr								
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab								
				<b>Subtotal</b>	-	-	4,011,924	-
<b>CONTRACTOR SERVICES</b>								
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		255,461			255,461	
Builder Overhead	6.000%	255,461	6.000%	255,461			255,461	
General Requirements*	2.000%	85,154	2.000%	85,153			85,153	
	6.000%	255,461	6.000%	255,461			255,461	
*See QAP: General Requirements policy	<b>14.000%</b>	<b>596,077</b>	<b>Subtotal</b>	596,075	-	-	596,075	-
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>								
Other: Tree Pruning/Root Removal				14,000			14,000	

**Total Construction Hard Costs**  
4,867,765.00

**Average TCHC:** 58,647.77 per Res! unit      58,647.77 per unit      62.33 per total sq ft  
94.90 per Res! unit SF      94.90 per unit sq ft

**CONSTRUCTION CONTINGENCY**

**CONSTRUCTION CONTINGENCY**

**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

Construction Contingency

6.90%

335,852.00

335,852



**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

	<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest	-				
Construction Loan Fee	90,000			90,000	
Construction Loan Interest	330,000			165,000	165,000
Construction Legal Fees	50,000			50,000	
Construction Period Inspection Fees	20,000			20,000	
Construction Period Real Estate Tax					
Construction Insurance	30,000			22,500.00	7,500
Title and Recording Fees					
Payment and Performance bonds	50,000			50,000	
Other:					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>570,000</b>	<b>-</b>	<b>-</b>	<b>397,500</b>	<b>172,500</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	170,000			170,000	
Architectural Fee - Supervision	40,000			40,000	
Green Building Consultant Fee Max: 20,000				-	
Green Building Program Certification Fee (LEED or Earthcraft)				-	
Accessibility Inspections and Plan Review	9,000			9,000	
Construction Materials Testing	-			-	
Engineering	55,000			55,000	
Real Estate Attorney	100,000			100,000	
Accounting	55,000			44,000	11,000
As-Built Survey	5,000			5,000	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>434,000</b>	<b>-</b>	<b>-</b>	<b>423,000</b>	<b>11,000</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 753					
Building Permits	62,500			62,500	
Impact Fees					
Water Tap Fees waived?	-	-			
Sewer Tap Fees waived?					
<b>Subtotal</b>	<b>62,500</b>	<b>-</b>	<b>-</b>	<b>62,500</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	58,000				58,000
Permanent Loan Legal Fees	65,000				65,000
Title and Recording Fees	25,000				25,000
Bond Issuance Premium	18,400				18,400
Cost of Issuance / Underwriter's Discount	380,001				380,001
Other:	-				-

**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**Subtotal**

546,401
---------

546,401
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**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees		1,500				1,500
LIHTC Allocation Processing Fee	30,010	30,500				30,500
LIHTC Compliance Monitoring Fee	66,400	66,400				66,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	106,900				106,900
		<b>EQUITY COSTS</b>				
<b>EQUITY COSTS</b>						
Partnership Organization Fees		20,000				20,000
Tax Credit Legal Opinion		25,000				25,000
Syndicator Legal Fees		50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	95,000				95,000
		<b>DEVELOPER'S FEE</b>				
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	18.750%	300,000			300,000	
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	81.250%	1,300,000			1,300,000	
	<b>Subtotal</b>	1,600,000	-	-	1,600,000	-
		<b>START-UP AND RESERVES</b>				
<b>START-UP AND RESERVES</b>						
Marketing		15,000				15,000
Rent-Up Reserves	104,741	30,000				30,000
Operating Deficit Reserve:	390,083	390,100				390,100
Replacement Reserve		-				-
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,506	125,000			62,500	62,500
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	560,100	-	-	62,500	497,600
		<b>OTHER COSTS</b>				
<b>OTHER COSTS</b>						
Relocation		295,000			-	295,000
Other:						-
	<b>Subtotal</b>	295,000	-	-	-	295,000
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>13,448,518</b>	<b>-</b>	<b>2,810,000</b>	<b>7,854,117</b>	<b>2,784,401</b>
<b>Average TDC Per:</b>	<i>Unit:</i>	162,030.34	<i>Square Foot:</i>	172.21		

**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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

**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)  
 Adjusted Eligible Basis  
 Multiply Adjusted Eligible Basis by Applicable Fraction  
 Qualified Basis  
 Multiply Qualified Basis by Applicable Credit Percentage  
 Maximum Tax Credit Amount

Type:

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>
<b>Eligible Basis Calculation</b>			
Total Basis	0	2,810,000	7,854,117
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	2,810,000	7,854,117
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		130.00%
Adjusted Eligible Basis	0	2,810,000	10,210,352
Multiply Adjusted Eligible Basis by Applicable Fraction	89.47%	89.47%	89.47%
Qualified Basis	0	2,514,213	9,135,589
Multiply Qualified Basis by Applicable Credit Percentage	3.22%	3.22%	3.22%
Maximum Tax Credit Amount	0	80,958	294,166
<b>Total Basis Method Tax Credit Calculation</b>		<b>375,124</b>	

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

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.  
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)  
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

**Total Gap Method Tax Credit Calculation**

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

**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

13,646,807	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value="0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
13,448,518		
7,204,351		
6,244,167		
/ 10		
624,417	Federal	State
1.4700	= <input type="text" value="0.9200"/>	+ <input type="text" value="0.5500"/>
<b>424,773</b>		
<b>375,124</b>		
<b>375,122</b>		
<b>375,122</b>		

**PART FOUR - USES OF FUNDS - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

\*Pre-Development Costs: These costs include building systems investigations (i.e., water line, sanitary and storm sewer, fire, electrical and cable) that will be undertaken by the owner (consultants) as part of pre-development due diligence costs. These cost estimates were included in the "Land Improvements" section of the Rehab Work Scope in accordance with the 2017 DCA QAP and DCA Rehabilitation Manual but not included as part of the Contractor's SOW.

\*Relocation line item includes a reasonable estimate of temporary relocation costs (temporary relocation budget), displacement costs (temporary displacement budget) and the fee for the relocation consultant. Relocation information is included in Tab 24.

\*Per DCA Guidelines, we have included the 2 (one bedroom) additions to the property under the rehabilitation line item for construction costs. The units are being built within the building envelope (within under utilized solariums) and will not require new foundation, etc.. The rehabilitation scope reflecting the cost breakdown is included in Tab 14.

\*The rehabilitation hard cost of \$4,011,924 includes Residential Dwelling Unit (\$3,574,742) Accessibility-Dwelling (\$372,376) and Accessibility Common Area costs (\$64,806) (but not land improvements) as outlined in the Rehab Work Scope. See Tab 14 for the Rehabilitation Work Scope.

\*Other Hard Costs (Owner Paid): These costs include tree pruning/root removal that will be undertaken by the owner (consultants) instead of the GC. This cost estimate was included in the "Land Improvements" section of the Rehab Work Scope in accordance with the 2017 DCA QAP and Rehabilitation Manual but not included as part of the Contractor's SOW.

\*Start-up Costs and Marketing Costs are in accordance with Federal Equity Guidelines and anticipated lease-up for an operating apartment complex with an anticipated 94% occupancy at project completion.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Retreat at Spring Hill - Stone Mountain - DeKalb, County**

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

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<b>PRE-DEVELOPMENT COSTS</b> Physical Needs Assessment  <div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="12,000"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="12,000"/></span> </div>		
Energy Audit & Blower Door/Duct Testing  <div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="9,000"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="9,000"/></span> </div>		
Investigate Condition of Building Systems (Per DCA Rehab Requirements)  <div style="display: flex; justify-content: space-between; border-top: 1px solid black; margin-top: 10px;"> <span>Total Cost <input style="width: 50px;" type="text" value="35,000"/></span> <span>Total Basis <input style="width: 50px;" type="text" value="35,000"/></span> </div>		

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

Tree Pruning/Root Removal

Total Cost  Total Basis

**CONSTRUCTION PERIOD FINANCING**

0

Total Cost  Total Basis

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

Total Cost  Total Basis

**PROFESSIONAL SERVICES**

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

0

Total Cost

**DCA-RELATED COSTS**

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

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**

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

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost  Total Basis

**OTHER COSTS**

0

[Empty light blue box for description]

[Empty light blue box for justification]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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

Housing Authority of DeKalb County

Date of Utility Allowances

February 1, 2017      Structure    3+ Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric		X					
Cooking	Electric		X					
Hot Water	Electric		X					
Air Conditioning	Electric		X					
Range/Microwave	Electric		X					
Refrigerator	Electric		X					
Other Electric	Electric		X					
Water & Sewer	Submetered*?    No		X					
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				0	0	0	0	0

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances

Date of Utility Allowances

Structure

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

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The owner of Retreat at Spring Hill will pay for all tenant utilities. Per the 2017 DCA QAP, the Owner-paid utility amounts are shown in the Operating Expense Budget in the part VI tab.

**DCA COMMENTS**

**PART SIX - PROJECTED REVENUES & EXPENSES - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

Finish Row!	HOME projects - Fixed or Floating units:				Utility	PBRA	MSA/NonMSA:	AMI	Certified					
	Are 100% of units HUD PBRA? <input type="checkbox"/> No <input type="checkbox"/> Max				Pro-posed	Allowance	Atlanta-Sandy Springs-Mari	67,500	Historic/ Deemed					
	Rent Type	Nbr of Bdrms	No. of Baths	Unit Count	Unit Area	Gross Rent	(UA Sched 1 UA, so over-write if UA Sched 2 used)	Provider or Operating Subsidy ***	Monthly Net Rent Per Unit	Total	Employee Unit	Building Design Type	Type of Activity	(See QAP)
	60% AMI	1	1.0	48	565	784	902	0	902	43,296	No	3+ Story	Acquisition/Rehab	No
	60% AMI	1	1.0	12	583	784	902	0	902	10,824	No	3+ Story	Acquisition/Rehab	No
	60% AMI	1	1.0	3	690	784	902	0	902	2,706	No	3+ Story	Acquisition/Rehab	No
	60% AMI	1	1.0	2	650	784	902	0	902	1,804	No	3+ Story	New Construction	No
	60% AMI	1	1.0	1	684	784	902	0	902	902	No	3+ Story	Acquisition/Rehab	No
	60% AMI	2	2.0	9	858	942	1,043	0	1,043	9,387	No	3+ Story	Acquisition/Rehab	No
1	Unrestricted	1	1.0	5	565		902	0	902	4,510	No	3+ Story	Acquisition/Rehab	
1	Unrestricted	2	2.0	3	858		1,043	0	1,043	3,129	No	3+ Story	Acquisition/Rehab	
	<<Select>>							0	0	0				
	<<Select>>							0	0	0				
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	<<Select>>							0	0	0				
2				<b>TOTAL</b>	83	51,291			<b>MONTHLY TOTAL</b>	76,558				
									<b>ANNUAL TOTAL</b>	918,696				

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

**II. UNIT SUMMARY**

**Units:**

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

Units:		60% AMI	50% AMI	Total
Low-Income		0	66	66
		0	0	0
		0	66	66
Unrestricted		0	5	5
Total Residential		0	71	71
Common Space		0	0	0
Total		0	71	71
PBRA-Assisted (included in LI above)		0	66	66
		0	0	0
		0	66	66
PHA Operating Subsidy-Assisted (included in LI above)		0	0	0
		0	0	0
		0	0	0
Type of Construction Activity	New Construction	0	2	2
		0	0	0
		0	2	2
	Acq/Rehab	0	64	64
		0	5	5
		0	69	69
	Substantial Rehab Only	0	0	0
		0	0	0
		0	0	0
	Adaptive Reuse			
	Historic Adaptive Reuse			
	Historic	0	0	0
Building Type: Multifamily (for <b>Utility Allowance</b> and other purposes)		0	71	71
	1-Story	0	0	0
	Historic	0	0	0
	2-Story	0	0	0
	Historic	0	0	0
	2-Story Wlkp	0	0	0
	Historic	0	0	0
	3+-Story	0	71	71
	Historic	0	0	0
	SF Detached	0	0	0
	Historic	0	0	0
	Townhome	0	0	0
	Historic	0	0	0
	Duplex	0	0	0
	Historic	0	0	0
	Manufactured home	0	0	0
	Historic	0	0	0

	Efficiency	1BR	2BR	3BR	4BR	Total	
	0	66	9	0	0	75	(Includes inc-restr mgr units)
	0	0	0	0	0	0	
	0	66	9	0	0	75	
	0	5	3	0	0	8	(no rent charged)
	0	71	12	0	0	83	
	0	0	0	0	0	0	
	0	71	12	0	0	83	
	0	66	9	0	0	75	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	2	0	0	0	2	
	0	0	0	0	0	0	
	0	2	0	0	0	2	
	0	64	9	0	0	73	
	0	5	3	0	0	8	
	0	69	12	0	0	81	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
						0	
						0	
	0	0	0	0	0	0	
	0	71	12	0	0	83	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	

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

Row House

Walkup

Elevator

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	71	12	0	0	0	83
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	38,170	7,722	0	0	45,892
0	0	0	0	0	0
0	38,170	7,722	0	0	45,892
0	2,825	2,574	0	0	5,399
0	40,995	10,296	0	0	51,291
0	0	0	0	0	0
0	40,995	10,296	0	0	51,291

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

**Ancillary Income**

18,374

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

2.00%

**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	56,250
Maintenance Salaries & Benefits	45,000
Support Services Salaries & Benefits	20,000
Other (describe here)	
<b>Subtotal</b>	<b>121,250</b>

**On-Site Office Costs**

Office Supplies & Postage	3,000
Telephone	6,500
Travel	500
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	600
Other (describe here)	
<b>Subtotal</b>	<b>15,600</b>

**Maintenance Expenses**

Contracted Repairs	7,000
General Repairs	7,000
Grounds Maintenance	14,000
Extermination	6,000
Maintenance Supplies	5,000
Elevator Maintenance	7,000
Redecorating	4,000
Other (describe here)	
<b>Subtotal</b>	<b>50,000</b>

**On-Site Security**

Contracted Guard	0
Electronic Alarm System	3,500
<b>Subtotal</b>	<b>3,500</b>

**Professional Services**

Legal	3,000
Accounting	8,000
Advertising	3,500
Compliance & Bookkeeping	14,300
<b>Subtotal</b>	<b>28,800</b>

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

Electricity	34	34,000
Natural Gas	0	0
Water&Swr	50	50,000
Trash Collection		7,000
Common Area Electricity		28,000
<b>Subtotal</b>		<b>119,000</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	2,000
Insurance**	26,526
<b>Subtotal</b>	<b>28,526</b>

**Management Fee:**

	<b>52,289</b>
677.41	Average per unit per year
56.45	Average per unit per month

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

**TOTAL OPERATING EXPENSES** 418,965

Average per unit 5,047.77  
 Total OE Required 332,000

**Replacement Reserve (RR)**

Proposed average RR/unit amount:	348	
<i>Minimum Replacement Reserve Calculation</i>		
<b>Unit Type</b>	<b>Units x RR Min</b>	<b>Total by Type</b>
<b>Multifamily</b>		
Rehab	81 units x \$350 =	28,350
New Constr	2 units x \$250 =	500
<b>SF or Duplex</b>	0 units x \$420 =	0
<b>Historic Rhb</b>	0 units x \$420 =	0
<b>Totals</b>	<b>83</b>	<b>28,850</b>

**TOTAL ANNUAL EXPENSES** 447,815

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\*Electricity, Trash and Water/Sewer Fees: The property has elected to pay for all resident and common area utilities. The utility costs are reasonable estimates based on current operations and expected energy efficient measures that will be a part of the common area and residential unit renovation. There is no gas at the site.

\*The project includes a commitment 83 Project-Based Voucher units (100%) as demonstrated in the PBV commitment letter from the HADC included in Tab 1. PBV Strategy concerning market-rate units: as the market-rate units are vacated naturally, we plan to layer these units with PBV so that the project will be ultimately 100% PBV. HADC has agreed to a phased PBV-unit strategy for units currently occupied by market-rate, over-income tenants.

\*An insurance quote has been included in Tab 1 that corresponds to the insurance estimate included in the operating budget.

\*RE Taxes: By virtue of the Georgia Legislation, the project is tax exempt due to both: a) material participation of the Housing Authority of DeKalb County as GP/Developer and b) a commitment for 100% PBV units reserved for low-income households. The \$2,000 includes an

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.86%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	918,696	937,070	955,811	974,928	994,426	1,014,315	1,034,601	1,055,293	1,076,399	1,097,927
Ancillary Income	18,374	18,741	19,116	19,499	19,889	20,286	20,692	21,106	21,528	21,959
Vacancy	(65,595)	(66,907)	(68,245)	(69,610)	(71,002)	(72,422)	(73,871)	(75,348)	(76,855)	(78,392)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(366,676)	(377,676)	(389,007)	(400,677)	(412,697)	(425,078)	(437,830)	(450,965)	(464,494)	(478,429)
Property Mgmt	(52,289)	(53,334)	(54,401)	(55,489)	(56,599)	(57,731)	(58,885)	(60,063)	(61,264)	(62,490)
Reserves	(28,850)	(29,716)	(30,607)	(31,525)	(32,471)	(33,445)	(34,448)	(35,482)	(36,546)	(37,643)
NOI	423,660	428,179	432,668	437,125	441,546	445,925	450,259	454,541	458,767	462,932
Mortgage A	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	54,959	59,252	63,510	67,729	71,903	76,029	80,102	84,115	88,065	91,945
DCR Mortgage A	1.23	1.24	1.25	1.27	1.28	1.29	1.30	1.32	1.33	1.34
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	4.98	5.27	5.56	5.84	6.12	6.40	6.68	6.95	7.22	7.48
Total DCR	1.17	1.19	1.20	1.21	1.22	1.23	1.25	1.26	1.27	1.28
Oper Exp Coverage Ratio	1.95	1.93	1.91	1.90	1.88	1.86	1.85	1.83	1.82	1.80
Mortgage A Balance	5,735,520	5,667,829	5,596,767	5,522,165	5,443,849	5,361,632	5,275,320	5,184,710	5,089,588	4,989,728
Mortgage B Balance	1,261,394	1,325,930	1,393,767	1,465,074	1,540,030	1,618,821	1,701,643	1,788,703	1,880,216	1,976,411
Mortgage C Balance										
Other Source Balance									-	

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.86%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,119,885	1,142,283	1,165,129	1,188,431	1,212,200	1,236,444	1,261,173	1,286,396	1,312,124	1,338,367
Ancillary Income	22,398	22,846	23,303	23,769	24,244	24,729	25,223	25,728	26,242	26,767
Vacancy	(79,960)	(81,559)	(83,190)	(84,854)	(86,551)	(88,282)	(90,048)	(91,849)	(93,686)	(95,559)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(492,782)	(507,565)	(522,792)	(538,476)	(554,630)	(571,269)	(588,407)	(606,060)	(624,241)	(642,969)
Property Mgmt	(63,739)	(65,014)	(66,314)	(67,641)	(68,994)	(70,373)	(71,781)	(73,217)	(74,681)	(76,174)
Reserves	(38,772)	(39,935)	(41,133)	(42,367)	(43,638)	(44,947)	(46,296)	(47,685)	(49,115)	(50,589)
NOI	467,030	471,055	475,002	478,862	482,630	486,301	489,864	493,314	496,643	499,843
Mortgage A	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)
Mortgage B										
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)
DCA HOME Cash Resrv.										
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)	(11,685)	(12,035)	(12,035)	(12,035)	(12,035)
Cash Flow	95,750	99,472	103,107	106,646	110,084	113,415	116,628	120,078	123,407	126,607
DCR Mortgage A	1.35	1.36	1.37	1.39	1.40	1.41	1.42	1.43	1.44	1.45
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	7.75	8.00	8.25	8.50	8.74	8.97	9.20	9.42	9.63	9.84
Total DCR	1.29	1.30	1.32	1.33	1.34	1.35	1.36	1.37	1.37	1.38
Oper Exp Coverage Ratio	1.78	1.77	1.75	1.74	1.72	1.71	1.69	1.68	1.66	1.65
Mortgage A Balance	4,884,895	4,774,841	4,659,306	4,538,018	4,410,689	4,277,019	4,136,691	3,989,376	3,834,723	3,672,369
Mortgage B Balance	1,981,779	1,983,698	1,982,081	1,976,842	1,967,896	1,955,162	1,938,565	1,917,668	1,892,372	1,862,583
Mortgage C Balance										
Other Source Balance	-	-	-	-	-	-	-	-	-	-



**PART SEVEN - OPERATING PRO FORMA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.86%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,365,134	1,392,437	1,420,285	1,448,691	1,477,665	1,507,218	1,537,363	1,568,110	1,599,472	1,631,461
Ancillary Income	27,303	27,849	28,406	28,974	29,553	30,144	30,747	31,362	31,989	32,629
Vacancy	(97,471)	(99,420)	(101,408)	(103,437)	(105,505)	(107,615)	(109,768)	(111,963)	(114,202)	(116,486)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(662,258)	(682,125)	(702,589)	(723,667)	(745,377)	(767,738)	(790,770)	(814,493)	(838,928)	(864,096)
Property Mgmt	(77,698)	(79,252)	(80,837)	(82,454)	(84,103)	(85,785)	(87,501)	(89,251)	(91,036)	(92,856)
Reserves	(52,106)	(53,669)	(55,280)	(56,938)	(58,646)	(60,405)	(62,218)	(64,084)	(66,007)	(67,987)
NOI	502,904	505,818	508,577	511,170	513,587	515,819	517,853	519,680	521,288	522,665
Mortgage A	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)
Mortgage B										
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)
Cash Flow	129,667	132,582	135,340	137,933	140,350	142,582	144,617	146,444	148,052	149,429
DCR Mortgage A	1.46	1.46	1.47	1.48	1.49	1.49	1.50	1.50	1.51	1.51
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source	10.03	10.22	10.39	10.56	10.71	10.86	10.99	11.10	11.20	11.29
Total DCR	1.39	1.40	1.41	1.42	1.42	1.43	1.43	1.44	1.44	1.45
Oper Exp Coverage Ratio	1.63	1.62	1.61	1.59	1.58	1.56	1.55	1.54	1.52	1.51
Mortgage A Balance	3,501,929	3,323,001	3,135,162	2,937,968	2,730,953	2,513,629	2,285,482	2,045,972	1,794,535	1,530,575
Mortgage B Balance	1,828,209	1,789,161	1,745,358	1,696,721	1,643,178	1,584,664	1,521,122	1,452,502	1,378,763	1,299,874
Mortgage C Balance										
Other Source Balance	-	-	-	-	-	-	-	-	-	-

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.86%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,664,091	1,697,372	1,731,320	1,765,946	1,801,265
Ancillary Income	33,282	33,947	34,626	35,319	36,025
Vacancy	(118,816)	(121,192)	(123,616)	(126,089)	(128,610)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(890,019)	(916,719)	(944,221)	(972,548)	(1,001,724)
Property Mgmt	(94,713)	(96,608)	(98,540)	(100,511)	(102,521)
Reserves	(70,027)	(72,127)	(74,291)	(76,520)	(78,815)
NOI	523,798	524,673	525,278	525,598	525,620
Mortgage A	(345,513)	(345,513)	(345,513)	(345,513)	(345,513)
Mortgage B					
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	(15,688)	(15,688)	(15,688)	(15,688)	(15,688)
DCA HOME Cash Resrv.					
Asset Mgmt	(12,035)	(12,035)	(12,035)	(12,035)	(12,035)
Cash Flow	150,561	151,436	152,041	152,362	152,383
DCR Mortgage A	1.52	1.52	1.52	1.52	1.52
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source	11.36	11.42	11.46	11.48	11.48
Total DCR	1.45	1.45	1.45	1.46	1.46
Oper Exp Coverage Ratio	1.50	1.48	1.47	1.46	1.44
Mortgage A Balance	1,253,470	962,565	657,171	336,569	0
Mortgage B Balance	1,215,817	1,126,584	1,032,181	932,628	827,960
Mortgage C Balance					
Other Source Balance	-	-	-	-	-

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.86%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
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:	6.000%

**II. OPERATING PRO FORMA**

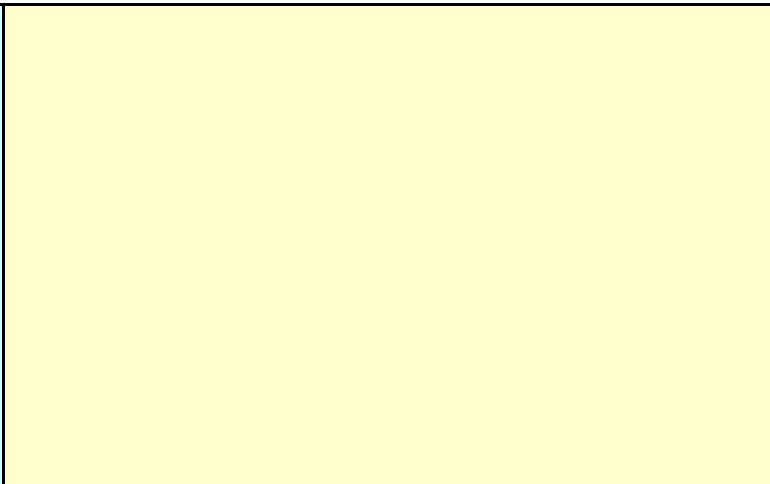
**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

\*Allowance of 1.15 DCR to match other government program funding requirements provided that confirmation of the DCR is included in the application: Retreat Spring Hill includes a permanent Federal Home Loan Mortgage Corporation (Freddie Mac) Tax-Exempt Loan commitment for \$5,800,000. The Permanent Term Commitment has a minimum DCR of 1.15, which is included in the commitment. Freddie MAC, a government-sponsored enterprise created by the US Congress, offers the TEL program to help rehabilitate and modernize aging affordable housing communities. Jones-Lang LaSalle is a Freddie Mac approved Targeted Affordable Housing (TAH) seller/servicer. See Tab 1 for the JLL Permanent TEL commitment.

\*Authority Note: Is a cash flow only Note from the Housing Authority of DeKalb County to the project. This is a subordinate loan, payable from 100% cash flow only to the extent that cash flow is available. To calculate the cash flow note, we subtracted remaining cash flow from the estimated "Mortgage B loan balance", after calculating the permanent TEL debt service, Deferred Developer Fee, asset management fee and annual bond issuer/US Bank fiscal agent fees. While there is a balance at year 35 in this calculation, the remaining loan balance should be paid off well before the date of maturity in year 42. The note terms, including the net cash distribution schedule, are included in Tab 1.

\*D/S Other Source (Line): We have included the estimated HADC annual issuer and US Bank fiscal agent fees in this line item (\$15,688) as an annual expense. Reasonable estimate quotes for both HADC Issuer fees and US Bank Fiscal Agent fees were included in Tab 1. Additionally, the stated asset management fee includes estimated syndicator fees.



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.)
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18.)
19.)
20.)

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

Pass?

*Threshold Justification per Applicant*

Preliminary commitment letters for construction debt, permanent debt, authority note, deferred developer fee and federal and state tax credit equity have been included in Tab 1. The supporting documents have been included in Tab 1.

Three Year's Operating Statements:  
 2013 Audit, 2014 audit, and 2015 audited statements are in Tab 1. For the 2016 Audit Spring Chase II did not have a separate audit and was instead shown as a component of the Housing Authority of DeKalb County. The Spring Chase II audited trial balance extracted from the HADC audit workpapers are in Tab 1.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

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

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**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.

**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	
<b>Detached/Se mi-Detached</b>						
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>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	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>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
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>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	71	157,897 x 71 units = 11,210,687	0	0	173,686 x 0 units = 0
2 BR	2	12	203,010 x 12 units = 2,436,120	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>83</i>	<i>83</i>	<i>13,646,807</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>83</b>		<b>13,646,807</b>	<b>0</b>		<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**13,448,518**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**0**

**Project Cost Limit (PCL)**

**13,646,807**

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

*Threshold Justification per Applicant*

*DCA's Comments:*

The Project does not exceed DCA's cost limit.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

The project is currently HFOP and will continue to be after construction renovation activities have ended

**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:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

- 1) Monthly Social and Recreational Programs**
- 2) Monthly Financial and 3) Computer Literacy Classes**
- 4) Monthly Nutrition and Health Education classes**

**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 Retreat at Spring Hill, Stone Mountain, DeKalb 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.

Required services will be provided through the property management staff and through a contract with the Resident Services Corporation

--

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**Applicant Response DCA USE**

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

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**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	
B.	2 months	
C.	93.10%	
D.	20.30%	

Pass?

Project Nbr	Project Name
1	2014-050 Retreat at Mills Creek
2	2014HN-505 Mills Creek Crossing

Project Nbr	Project Name
3	2015-012 Manor at Indian Creek
4	2015-40 Columbia Avondale

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.

*Threshold Justification per Applicant*

5B) The property is currently 96.29% occupied, evidenced by the August rent roll included in Tab 1. Due to our current relocation and displacement strategy, all LIHTC units will be layered with PBV. The remaining market-rate units, non-LIHTC units will be converted to PBV units once they are naturally vacated by market-rate tenants.  
 5D) All units within the project will ultimately receive Project-Base Voucher units from HADC. The overall capture rate with this subsidy is 4.5%.

*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: **Novogradac**

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

Pass?

*Threshold Justification per Applicant*

6(c) As part of the proposed project, the Housing Authority of DeKalb plans to enter into a Purchase and Sale Agreement for the building and a long-term ground lease for the land with Retreat at Spring Hill, LP. The Housing Authority of DeKalb County, through its affiliate HADC Retreat at Spring Hill, Inc., is a 20% General Partner within Retreat at Spring Hill, LP.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.	Terracon		
B.	No		
C.	Yes		
1)	Terracon		
2)	63		

Road Traffic on Memorial Drive.

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

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

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

1) Lead-based paint?	No		5) Endangered species?	No		9) Mold?	No	
2) Noise?	No		6) Historic designation?	No		10) PCB's?	No	
3) Water leaks?	No		7) Vapor intrusion?	No		11) Radon?	No	
4) Lead in water?	No		8) Asbestos-containing materials?	Yes				

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

- 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?	No	
2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?	No	
3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?	No	
G. If HUD approval has been previously granted, has the HUD Form 4128 been included?	N/A	

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

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

H.	<<Select>>	<<Select>>
----	------------	------------

I. List all contiguous Census Tracts: I.

J. Is Contract Addendum included in Application? J.

*Threshold Justification per Applicant*

The Environmental Assessment has been completed in accordance with DCA's requirements and has been included in Tab 7. Asbestos was identified on only one area: HVAC tape in the maintenance shed.

DCA's Comments:



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

<b>Applicant Response</b>	<b>DCA USE</b>
---------------------------	----------------

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

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**8 SITE CONTROL**

- A. Is site control provided through **November 30, 2017?**      Expiration Date: December 31,2018
- 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?

		<b>Pass?</b>
A.	<b>Yes</b>	
B.	<b>Ground lease/Option</b>	<<Select>>
C.	<b>Housing Authority of DeKalb County</b>	
D.	<b>Yes</b>	

*Threshold Justification per Applicant*

8(b) As part of the proposed project, the Housing Authority of DeKalb plans to enter into a Purchase and Sale Agreement for the building and a long-term ground lease for the land with Retreat at Spring Hill, LP.  
 8(d) The Housing Authority of DeKalb County, through its affiliate HADC Retreat at Spring Hill, Inc., is a 20% General Partner within Retreat at Spring Hill, LP.

*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?

		<b>Pass?</b>
A.	<b>Yes</b>	
B.		
C.		
D.		

*Threshold Justification per Applicant*

Site survey is included in Tab 9. The site is accessilbe via Woodcroft drive and Hillcroft Ln.

*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?

		<b>Pass?</b>
A.	<b>Yes</b>	
B.	<b>Yes</b>	
C.	<b>Yes</b>	
1)	<b>Yes</b>	
2)	<b>Yes</b>	
3)	<b>Yes</b>	
4)	<b>Yes</b>	
5)	<b>N/Ap</b>	
D.	<b>Yes</b>	
E.	<b>Yes</b>	

*Threshold Justification per Applicant*

The site is currently zoned MR-2 which allows for our intended use. Neighborhood Center is the land use classification. The zoning letter and supporting ordinance are included in Tab 10.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

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**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**Applicant Response DCA USE**

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

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**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

Not applicable  
Georgia Power

Pass?		
1)		
2)	Yes	

*Threshold Justification per Applicant*

A letter from Georgia Power confirming availability to service this development has been included in Tab 11. The project will not include Gas.

*DCA's Comments:*

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
- 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

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

- 1) Public water
- 2) Public sewer

DeKalb County  
DeKalb County

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

*Threshold Justification per Applicant*

No waivers were submitted with regard to Water/Sewer availability and capacity. A letter confirming water availability is included in Tab 12. Additionally, a letter identifying available sewer capacity has been included in Tab 12 as well.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

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

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

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

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

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

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

1) Fitness Center		
2) Business Center		

Additional Amenities (describe below) Guidebook Met? DCA Pre-approve

3)		
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

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)		

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

D.		
1)	Yes	
2)	Yes	
3a)	Yes	

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

**Applicant Response**   **DCA USE**

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

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3b)	

b. If No, was a DCA Architectural Standards waiver granted?

*Threshold Justification per Applicant*

No waivers were needed for amenities.

*DCA's Comments:*

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

Pass?  

A. Type of rehab (choose one):

A. Substantial Gut Rehab   <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. April 17, 2017

Name of consultant preparing PNA:

Dominion Due Diligence Group

Is 20-year replacement reserve study included?

Yes	
-----	--

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C. Yes

Name of qualified BPI Building Analyst or equivalent professional:

Advanced Home Energy Solutions

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:

D. Yes	
1) Yes	
2) Yes	
3) Yes	
4) Yes	

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?**

E. Agree

*Threshold Justification per Applicant*

The project received an architectural waiver approval from DCA on July 6, 2017. The Architectural Waiver, PNA and Energy Audit are included in Tab 14. The project has also completed air infiltration and duct leakage testing and included these results as part of the energy audit. The energy audit helped inform the Rehabilitation Work Scope and the overall "green" rehabilitation strategy.

*DCA's Comments:*

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

Pass?  

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

A. Yes

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

Yes	
-----	--

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

B. Yes

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

C. Yes

Site Map delineates the approximate location point of each photo?

Yes	
-----	--

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

D. Yes

*Threshold Justification per Applicant*

The CSDP, location and vicinity map, site map, site photographs, and aerial photo have been completed in accordance with the 2017 DCA Architectural Manual.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

Pass?  

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

A. Agree

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?

B. Agree

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

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

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*Threshold Justification per Applicant*

The project will comply with all DCA building sustainability requirements.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

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

Pass?		
A1).	Yes	
2)	Yes	
3)		
4)	Yes	
B1)a.	Yes	
b.	Yes	
2)	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

Larry Hamrick

- 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*

The applicant will comply with all DCA accessibility requirements. No accessibility waivers have been submitted or requested.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

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

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

Pass?	
Yes	
Yes	

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

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

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

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

1) Exterior Wall Finishes (select one)

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

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

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

Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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

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

1) Not applicable

C. 1)	
-------	--

2)

C. 2)	
-------	--

*Threshold Justification per Applicant*

The applicant will comply with DCA's architectural standards. DCA provided an architectural waiver approval on July 6, 2017. This waiver is included in Tab 18.

*DCA's Comments:*

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

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

Pass?	
-------	--

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

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

**C.** Has there been any change in the Project Team since the initial pre-application submission?

B. No	
-------	--

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

C. No	
-------	--

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

D. No	
-------	--

**F. DCA Final Determination**

E. << Select Designation >>

F. << Select Designation >>

*Threshold Justification per Applicant*

The applicant did not submit a 2017 preapplication determination request; however we received a 2016 probationary period designation and E.P. Walker, Jr. was identified as the certifying principal. We are requesting a probationary period determination utilizing the same strategy and updated documents that were submitted last year. As a measure of precaution we included the 8609s and LPAs for projects that support the Certified Entity determination (same documents submitted in 2016). Additionally, there are two projects included on the Capacity workshet within HADC and E.P. Walker, Jr.s performance workbook. It is important to note that HADC and E.P. Walker, Jr. play a limited role in both projects (15%-20% participation) and have adequate capacity to develop Retreat at Spring Hill. The same project team submitted one application in the 2017 DCA competitive round (2017-042TownsMC). All documents can be found in Tab 19.

Please note that the Performance Questionnaire for DCA does not appear to allow the Applicant to select "Probationary Certifying GP/Developer" (selection is unclear). However, we are requesting this determination for this project.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

**A.** Was a pre-application submitted for this Determination at the Pre-Application Stage?

Pass?	
-------	--

**B.** If "Yes", has there been any change in the status of any project included in the CHS form?

A. No	
-------	--

**C.** Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

B. N/A	
--------	--

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

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

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

*Threshold Justification per Applicant*

There were no additional documents needed in Tab 20.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.

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

		Pass?	
A. Name of Qualified non-profit:	A. <b>N/A</b>		
B. Non-profit's Website:	B. <b>N/A</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. <b>No</b>		
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. <b>No</b>		
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. <b>No</b>		
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. <b>No</b>		
G. <u>All Applicants:</u> Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest? 1) <u>CHDOS Only:</u> If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity?	G. <b>No</b>		
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. <b>No</b>		
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. <b>No</b>		

*Threshold Justification per Applicant*

Not Applicable

*DCA's Comments:*

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

		Pass?	
A. Name of CHDO:	Name of CHDO Managing GP:		
B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application?	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: <b>0</b>	D.	

*Threshold Justification per Applicant*

Not applicable

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

		Pass?	
A. Credit Eligibility for Acquisition	A.	<b>Yes</b>	
B. Credit Eligibility for Assisted Living Facility	B.	<b>No</b>	
C. Non-profit Federal Tax Exempt Qualification Status	C.	<b>No</b>	
D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]	D.	<b>No</b>	
E. Other (If Yes, then also describe):	E.		

*Threshold Justification per Applicant*

Per the tab checklist, the acquisition credit legal opinion has been included in Tab 21.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.

**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:
 

1) Number of Over Income Tenants	8	
2) Number of Rent Burdened Tenants	6	
3) Number of Vacancies	3	

4) Number of Down units	0	
5) Number of Displaced Tenants	0	
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
 

1) Individual interviews	Yes	
2) Meetings	Yes	

3) Written Notifications	Yes	
4) Other - describe in box provided:		

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

*Threshold Justification per Applicant*

Through the submission of these Relocation and Displacement strategy documents, we are asking DCA approval on the listed temporary and permanent displacement plans. The Project Team has contracted with CVR Associates to develop and implement the relocation and displacement strategy for the Project. Our goal, in these tenant relocation and displacement plans are to mitigate the impact of the rehabilitation project on the existing Spring Chase II residents to the greatest extent feasible.

*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*

If the project is awarded funding, an AFFHMP will be submitted in accordance to DCA's guidelines.

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

The applicant is requesting \$375,122 in annual credits

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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 Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

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

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

<b>Score Value</b>	<b>92</b>	<b>Self Score</b>	<b>20</b>	<b>DCA Score</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
A.		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
B.		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

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

- |   |           |   |   |  |
|---|-----------|---|---|--|
| <b>A. Missing or Incomplete Documents</b> | 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   | 1 |  |
| <b>B. Financial and Other Adjustments</b> | 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.*

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

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.**

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

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

Choose A or B.

3

0	0
---	---

**A. Deeper Targeting through Rent Restrictions**

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

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

Total Residential Units: **83**

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.	0	0
2.	0	0

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

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

3

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

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)
- B. Bonus Desirable (1 pt - see QAP)
- C. Undesirable/Inefficient Site Activities/Characteristics (1 pt subtracted each)

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

12  
1  
various

A.		
B.		
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**

- 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.

Applicant Agrees?	DCA Agrees?

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.**

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

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.**

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

**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:**


<b>6</b>	A.	0	0
<b>5</b>	1.		
<b>4</b>	2.		
<b>1</b>	3.		
<b>3</b>	B.	0	0
<b>3</b>	1.		
<b>2</b>	2.		
<b>1</b>	3.		
<b>2</b>	4.	0	

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>		
	Yes/No	Yes/No

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

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

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

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

N/A - 4% Bond

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

Date of Course		Tim Johnson	
Date of Course			

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	
---------------	--	----------------	--

**A. Sustainable Communities Certification**

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

**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:

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.**

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

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

**Commitments for Building Certification:**

1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
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?

	Yes/No	Yes/No
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

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

B.	<input type="text"/>	<input type="text"/>
----	----------------------	----------------------

**C. Exceptional Sustainable Building Certification** 3

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

C.	Yes/No	Yes/No
1.	<input type="text"/>	<input type="text"/>

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

1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
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.
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.

D.	0	0
1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>

*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**

0	
---	--

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

--	--

**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  below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation:

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

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".)

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

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

Per Applicant Per DCA

0	0
---	---

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

**D. Mixed-Income Developments in Stable Communities** Market units:  Total Units:  Mkt Pct of Total:  2

0	0
---	---

*DCA's Comments:*



**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?				
b) Includes public input and engagement <u>during the planning stages</u> ?				
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 <i>in full</i> in the appropriate tab of the application binder?				

**Website address (URL) of Revitalization Plan:**

N/A

**Website address (URL) of Transformation Plan:**

**A. Community Revitalization**

2 A. 

Yes/No	Yes/No

- i.) Plan details specific work efforts directly affecting project site?
- 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.)

i.)	N/a	
ii.)	N/a	

- 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.
- 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.		
2.		

Project is in a QCT? **Yes**

**Yes**

Census Tract Number: **220.05**

Eligible Basis Adjustment:

**DDA/QCT**

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

OR

**B. Community Transformation Plan**

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

6	B.		
---	----	--	--

**1. Community-Based Team**

2	1.		
---	----	--	--

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

CBD 1

Entity Name			Website		
Contact Name	Direct Line		Email		

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

1		
---	--	--

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

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

ii.		
-----	--	--

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

iii.		
------	--	--

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

b)		
----	--	--

Community Quarterback (CQB) See QAP for requirements.

CQB 1

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

--	--	--

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

--	--	--

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

**2. Quality Transformation Plan**

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

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

--	--	--

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

**TOTALS:**

a) *Public and Private Engagement*

Tenancy: **HFOP**

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

i. Transformation Partner 1		Date of Public Meeting 1 between Partners	
Org Name		Date(s) of publication of meeting notice	
Website		Publication(s)	
Contact Name	Direct Line	Social Media	
Email		Mtg Locatn	
Role		Which Partners were present at Public Mtg 1 between Partners?	

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

ii. Transformation Partner 2 Org Name Website Contact Name Email Role		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs Date(s) of publication of meeting notice Publication(s) Social Media Mtg Locatn Which Partners were present at Public Mtg 2 between Partners?	[Redacted]
b) <i>Citizen Outreach</i> i. Survey or ii. Public Meetings		Choose either "i" or "ii" below for (b). Copy of blank survey and itemized summary of results included in corresponding tab in application binder? Nbr of Respondents		Yes/No Yes/No i. [Redacted] [Redacted] ii. [Redacted] [Redacted]
Meeting 1 Date Date(s) of publication of Meeting 1 notice Publication(s) Social Media Meeting Location Copy(-ies) of published notices provided in application binder?		Dates: Mtg 2 Mtg Notice Publication Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners? Publication(s) Social Media Mtg Locatn Copy(-ies) of published notices provided in application binder?	[Redacted]	[Redacted]
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		[Redacted]		
ii. Local Population Challenge 2 Goal for increasing residents' access Solution and Who Implements Goal for catalyzing neighborhood's access Solution and Who Implements		[Redacted]		
iii. Local Population Challenge 3 Goal for increasing residents' access Solution and Who Implements Goal for catalyzing neighborhood's access		[Redacted]		

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

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	

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**HFOP**

4	
1	1.

Source		Bank Name	
Contact	Direct Line	Account Name	
Email		Bank Website	
Bank Contact	Direct Line	Contact Email	

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

Description of Use of Funds

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

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
1	2.	
2	3.	

**2. Long-term Ground Lease**

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

**3. Third-Party Capital Investment**

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

Unrelated Third-Party Name  
Unrelated Third-Party Type

<Select unrelated 3rd party type> Improvement Completion Date

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

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):

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	<b>20</b>	<b>20</b>
D.		
1.		
2.		

**TOTALS:**

**92**

10

**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**

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

**Competitive Pool chosen:**

**N/A - 4% Bond**

**A. Phased Developments**

**Phased Development?**

**No**

**0**

**3**

A.		
1.		

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

If Yes, indicate DCA Project Nbr and Project Name of the first phase:

Number:

Name

If current application is for third phase, indicate for second phase:

Number:

Name

2. Was the community originally designed as one development with different phases?
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**

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

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

3  
2

1.		
2.		

**C. Previous Projects (Rural Pool)**

*(choose 1 or 3)*

**4**

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

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
- OR** 3. Within the last **Four (4)** DCA funding cycles

*(additional point)*

3  
1  
2

1.		
2.		
3.		

*Scoring Justification per Applicant*

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**Score  
Value**

<b>Self Score</b>	<b>DCA Score</b>
-----------------------	----------------------

**TOTALS:**

**92**

**20**

**20**

[Large empty light blue rectangular area for scoring details]

*DCA's Comments:*

[Empty yellow rectangular area for DCA's Comments]



**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>2</b>	<b>0</b>
		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:

	<b>0</b>	<b>0</b>
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:

No

	<b>3</b>	
		Yes/No Yes/No

**13. RURAL PRIORITY**

Competitive Pool:

N/A - 4% Bond

Urban or Rural:

Urban

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

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

83

MGP	HDC Retreat at Spring Hill, LLC	0.0080%	E.P. Walker, Jr.	NPSponsr	0	0.0000%	0
OGP1	HADC Retreat at Spring Hill, Inc.	0.0020%	E.P. Walker, Jr.	Developer	Housing Development Corporation	0.0000%	E.P. Walker, Jr.
OGP2	0	0.0000%	0	Co-Developer 1	Housing Authority of DeKalb County	0.0000%	E.P. Walker, Jr.
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	Aegon USA Realty Advisors, LLC	98.9900%	Gary Howe	Developmt Consult	0	0.0000%	0
State LP	Twain Financial	1.0000%	Jacob Engle				

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	<b>1</b>	<b>0</b>

**14. DCA COMMUNITY INITIATIVES**

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

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

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

**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: **Stone Mountain** County: **DeKalb** QCT? **Yes** Census Tract #: **220.05**

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**

<b>0</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

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

**Unmet criterion results in no points!**

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

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

Total Qualifying Sources (TQS):

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
	0
	13,448,518
	0.0000%

Total Development Costs (TDC):

TQS as a Percent of TDC:

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
	0
	0.0000%

**2. Point Scale**

Scoring Justification per Applicant

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

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

3

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.
<b>Total:</b>	<b>0</b>

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

3

**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

8
75
8
66

0	0
0	0
1.	
2.	
3.	
4.	
3	B.
0	0
1.	
2.	

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0.0%
------

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

2

The property is:

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

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

Historic adaptive reuse units:  
Total Units

0
83

0	0
2	A.
0	

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

certified historic structure. % of Total **0.00%**

<b>B. Historic</b>	Nbr Historic units:	<b>0</b>	1	B.	<b>0</b>	
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	Total Units	<b>83</b>				
<i>DCA's Comments:</i>	% of Total	<b>0.00%</b>				

**19. HEALTHY HOUSING INITIATIVES (choose A or B or C) 3 

0	0
---	---

- Pre-requisites: Agree or Y/N Agree or Y/N
- In Application submitted, Applicant used the following 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.

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

0	0
---	---

- Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?
  - The services will be provided at least monthly and be offered at minimal or no cost to the residents?
  - The preventive health initiative includes wellness and preventive health care education and information for the residents?
2. Description of Service (Enter "N/a" if necessary) Occurrence Cost to Resident
- |    |  |   |
|----|--|---|
| a) |  | 0 |
| b) |  | 0 |
| c) |  | 0 |
| d) |  | 0 |

**B. Healthy Eating Initiative 2 

0	0
---	---

- Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?
- The community garden and edible landscape will:
    - Emphasize the importance of local, seasonal, and healthy food?
    - Have a minimum planting area of at least 400 square feet?
    - Provide a water source nearby for watering the garden?

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.  
**Failure to do so will result in a one (1) point "Application Completeness" deduction.**

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

- d) Be surrounded on all sides with fence of weatherproof construction? d) 

--	--
- e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook? e) 

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

--	--

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

**C. Healthy Activity Initiative**

Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project? 2

0	0
---	---

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will: << If Agree, enter type of Healthy Activity Initiative here >>
- a) Be well illuminated? a) 

--	--
  - b) Contain an asphalt or concrete surface? b) 

--	--
  - c) Include benches or sitting areas throughout course of trail? c) 

--	--
  - d) Provide distance signage? d) 

--	--
  - e) Provide 1 piece of fitness equipment per every 1/8 mile of trail? e) 

--	--
  - f) Provide trash receptacles? f) 

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

--	--
- Length of Trail  miles

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

--	--

*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? N/a

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

*Scoring Justification per Applicant*

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>20</b>	<b>20</b>
	<b>0</b>	<b>0</b>

**TOTALS:**

**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%

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  
Project County  
HUD SA  
MSA / Non-MSA  
Urban or Rural

Stone Mountain
DeKalb
Atlanta-Sandy Springs-Marietta
MSA
Urban

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

10

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

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

**92**

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

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

**20**

**PART NINE - SCORING CRITERIA - 2017-0 Retreat at Spring Hill, Stone Mountain, DeKalb 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.**

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

*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**

Retreat at Spring Hill

Stone Mountain, DeKalb County

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

Retreat at Spring Hill  
Stone Mountain, DeKalb County

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

Retreat at Spring Hill  
Stone Mountain, DeKalb County

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



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

Retreat at Spring Hill

Stone Mountain, DeKalb County

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



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

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

To DCA:

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]



**SUMMARY OF DCA UNDERWRITING ASSUMPTIONS**

<u>Category</u>	<u>Specification</u>	<u>Scale</u>	
<b>Funding Limits</b>	LIHTC	Per Project	Flexible Pool
			Rural Pool
	HOME	Per Project	Extraordinary
		Per Owner Per Round	
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Project	
		Per Owner Per Round (% of HOME funds)	
		Per Unit (Avg)	

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTC MSA
		0	1	2	3	4+	
Albany	Detached/Ser	120,264	157,510	191,153	233,904	275,297	Albany
Albany	Elevator	97,421	136,390	175,358	233,811	292,264	Albany
Albany	Row House	112,781	147,999	180,148	221,709	263,370	Albany
Albany	Walkup	93,491	129,089	163,659	213,583	266,118	Albany
Athens	Detached/Ser	124,002	162,434	197,155	241,296	284,013	Athens
Athens	Elevator	100,476	140,667	180,857	241,143	301,429	Athens
Athens	Row House	116,248	152,579	185,753	228,661	271,655	Athens
Athens	Walkup	96,302	132,960	168,552	219,940	274,032	Athens
Atlanta	Detached/Ser	139,407	182,430	221,255	270,488	318,270	Atlanta
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351	Atlanta
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763	Atlanta
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346	Atlanta
Augusta	Detached/Ser	128,534	167,884	203,317	248,031	291,664	Augusta
Augusta	Elevator	103,683	145,157	186,630	248,840	311,050	Augusta
Augusta	Row House	121,141	158,487	192,445	235,984	279,881	Augusta
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094	Augusta
Columbus	Detached/Ser	121,194	158,615	192,390	235,232	276,796	Columbus
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201	Columbus
Columbus	Row House	113,800	149,219	181,518	223,185	265,013	Columbus
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563	Columbus
Macon	Detached/Ser	122,484	160,449	194,750	238,357	280,557	Macon
Macon	Elevator	99,250	138,950	178,650	238,200	297,750	Macon
Macon	Row House	114,820	150,709	183,480	225,870	268,343	Macon
Macon	Walkup	95,112	131,315	166,465	217,213	270,634	Macon
Savannah	Detached/Ser	128,669	168,462	204,394	250,016	294,230	Savannah
Savannah	Elevator	104,177	145,848	187,519	250,025	312,532	Savannah
Savannah	Row House	120,734	158,379	192,727	237,087	281,584	Savannah
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392	Savannah
Valdosta	Detached/Ser	117,818	154,420	187,511	229,637	270,341	Valdosta
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647	Valdosta
Valdosta	Row House	110,334	144,909	176,506	217,443	258,414	Valdosta
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274	Valdosta

HOME 221(d)(3) Unit Subsidy Limits

	0 BR	1 BR	2 BR
Unit Cost Limit	110,481	126,647	154,003

<u>Category</u>	<u>Specification</u>	<u>Scale</u>	
<b>Annual Operating Expenses</b>	Annual Operating Expenses	Urban City of Atlanta	Per Unit
		Other MSA	Per Unit
	Rural	MSA	Per Unit
		Non-MSA w/out USDA Financing	Per Unit
		Non-MSA with USDA Financing	Per Unit
Replacement Reserve Pymt	Rehab	Per Unit	
	New	Per Unit	
	Single Family and Duplex	Per Unit	
	Historic Rehab	Per Unit	
<b>Development Costs</b>	Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture
		Tax Credit Application Fee	Per Project - Nonprofit
		Tax Credit Letter of Determination Fee	
		DCA HOME Consent Loan Pre-Application Fee	Per Project - For Profit or Joint Venture

Hard Costs	DCA HOME Consent Loan Pre-Application Fee	Per Project - Nonprofit						
Construction Contingency	Rehab	Avg Per "Dwelling" unit hard costs - not inc						
	New	LESSER OF % of Construction Hard Costs						
		OR Dollar amount						
	Rehab	LESSER OF % of Construction Hard Costs						
		OR Dollar amount						
Builder Profit	n/a	% of (Construction Hard Costs, exclusive o						
Builder's Overhead	n/a	% of (Construction Hard Costs, exclusive o						
General Requirements (exclusive of Contractor Svcs)	n/a	% of (Construction Hard Costs, exclusive o						
Professional Services	Green Building Consultant Fee							
DCA-Related Costs	LIHTC Allocation Fee	Percent of Credit Request						
	4% LIHTC IRS Form 8609 Fee	Percent of Credit Request						
	HOME Front-End Analysis Fee							
	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination							
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) Per Unit						
		USDA 515 or URFA Fee Per Unit						
		Single Family Detached or Duplex fee Per Dwelling						
		HOME Per Unit						
Developer's Fee		Non-compliant Reinspection Fee Per Unit or File Plus travel						
		Maximum						
		Maximum Waiver Amount for 4% bond app						
	Identity of Interest	New Construction % of (TDC - budgeted DF - Demo - uw Lar						
		Acq / Rhb Acq portion % of Existing Structures acquisition cost (ir						
		Rhb portion % of (TDC - budgeted DF - uw Land - Acq						
		Rehabilitation % of (TDC - budgeted DF - uw Land - Acq						
		% DF to bldg acq % of (TDC - budgeted DF - uw Land)						
	No Identity of Interest	LESSER OF % of (TDC - uw Land - budge						
		OR percentage proposed						
	Deferred DF Term (Years)							
	Deferred DF % of Total DF							
Operating Deficit Reserve		Mths of Year 1 Debt Service (out of 12)						
		Mths of Year 1 O&M Expense (out of 12)						
Rent-Up Reserve		Mths of projected operating expenses						
LIHTC Final Inspection Fee		Per Project						
<b>Proforma Operating Forecast</b>								
Number of Persons in Family and Percentage Adjustments for Rent Calculations		<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td>70%</td> <td>80%</td> <td>90%</td> </tr> </table>	1	2	3	70%	80%	90%
1	2	3						
70%	80%	90%						
Revenue Growth Rate		Per Operation Year						
V&C Loss Rate (Non-PBRA/USDA)		Per Operation Year						
V&C Loss Rate (PBRA/USDA)		Per Operation Year						
Operating Expense Growth Rate		Per Operation Year						
Replacement Reserve Annual Payment Growth Rate		Per Operation Year						
Operating Reserve Annual Payment Growth Rate		Per Operation Year						
<b>Setasides</b>	Nonprofit	Percent of available 9% credit pool						
	CHDO	Amount from state HOME allocation						
<b>Pools</b>	Rural	Percent of available 9% credit pool						
	Flexible	Percent of available 9% credit pool						
<b>Unit Accessibility</b>	Equipped for Mobility Disabled Residents	Percent of Total Units						
	With Roll-In Showers	Percent of Units Equipped for Mobility Disa						
	Equipped for Hearing- and Sight-Impaired Residents	Percent of Total Units						

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				SO		
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR
<b>Larger Apartment Building (5+ Units)</b>	Heating	Natural Gas	6	8	10	12	16	5	8
		Propane	22	30	37	46	56	17	26
		Electric	9	13	17	20	26	6	11
		Electric Heat	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Electric	7	11	13	15	20	11	13
		Propane	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Electric	11	15	22	26	30	11	15
		Propane	9	14	19	24	28	9	14
	Sewer Water		17	20	23	28	34	17	18
			18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
Range/Microw Refrigerator	Electric	11	11	11	11	11	11	11	
	Electric	13	13	13	13	13	13	13	
<b>Lowrise Apartment (2-4 units)</b>	Heating	Natural Gas	7	10	12	16	20	6	8
		Propane	23	35	41	54	70	19	27
		Electric	12	17	20	26	30	8	12
		Electric Heat	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Electric	6	10	12	14	19	10	12
		Propane	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Electric	10	14	21	25	29	10	14
		Propane	9	14	19	24	28	9	14
	Sewer Water		17	20	23	28	34	17	18
			18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
Range/Microw Refrigerator	Electric	11	11	11	11	11	11	11	
	Electric	13	13	13	13	13	13	13	
<b>Single Family Home</b>	Heating	Natural Gas	8	12	16	19	24	7	9
		Propane	30	43	56	70	89	22	30
		Electric	14	20	26	31	39	10	14
		Electric Heat	9	14	16	18	24	4	6
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Electric	7	11	13	15	20	11	13
		Propane	5	7	9	12	15	5	7
	Other Electric	Electric	17	24	30	37	47	17	23
		Air Cond. Electric	6	9	11	14	18	9	13
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Electric	11	15	22	26	30	11	15
		Propane	9	14	19	24	28	9	14
	Sewer Water		17	20	23	28	34	17	18
			18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
Range/Microw Refrigerator	Electric	11	11	11	11	11	11	11	
	Electric	13	13	13	13	13	13	13	
<b>Single Family Attached</b>	Heating	Natural Gas	8	11	14	17	22	6	9
		Propane	28	39	50	63	72	22	30
		Electric	13	18	23	28	35	9	13
		Electric Heat	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Electric	7	11	13	15	20	11	13
		Propane	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	6	8	10	12	16	8	12
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Electric	11	15	22	26	30	11	15
		Propane	9	14	19	24	28	9	14
	Sewer Water		17	20	23	28	34	17	18
			18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
Range/Microw Refrigerator	Electric	11	11	11	11	11	11	11	
	Electric	13	13	13	13	13	13	13	

## 2016

<u>Area</u>	<u>AMI</u>	<u>State</u>	<u>County Name</u>	<u>Utility Region</u>	<u>(Non)Metropolitan SA</u>	<u>MSA?</u>	<u>FMR MSA</u>	<u>FMR MSA</u>
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Cour	N
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	N
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon Count	N
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA M	Y
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cour	N
Augusta-Richmon	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks Count	N
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Baldwin Co.	50,000	DE	Bartow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	N
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Coun	N
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA M	Y
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cou	N
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, G	Y
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA	Y
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, G	Y
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Coun	N
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County,	Y
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Cou	N
Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	N
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cour	N
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga	Y
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, G	Y
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G	Y
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Co	N
Crisp Co.	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch Count	N
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Count	N
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Cour	N
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County	N
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Y
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County	N
Glascocock Co.	50,600	SC	Dade	North	Chattanooga	MSA	Chattanooga	Y
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Cour	N
Greene Co.	52,300	TX	Dekalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA M	Y
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Hinesville - Fort S	46,700	WV	Early	South	Early Co.	Non-MSA	Early County,	N
Invin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA	Y
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, G	Y
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County	N
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Cou	N
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans Count	N
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Coun	N
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Cou	N
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Macon Co.	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N
Macon Co.	38,700		Glascocock	North	Glascocock Co.	Non-MSA	Glascocock Co	N
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G	Y
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Cour	N
Mitchell Co.	42,600		Grady	South	Grady Co.	Non-MSA	Grady Count	N
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene Cour	N
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Morgan Co.	56,500		Habersham	North	Habersham Co.	Non-MSA	Habersham C	N
Murray Co.	46,000		Hall	North	Gainesville	MSA	Gainesville, C	Y
Peach Co.	53,900		Hancock	North	Hancock Co.	Non-MSA	Hancock Cou	N
Pierce Co.	49,000		Haralson	North	Haralson Co.	MSA	Haralson Cou	Y

Polk Co.	50,000	Harris	North	Columbus	MSA	Columbus, G	Y
Pulaski Co.	49,500	Hart	North	Hart Co.	Non-MSA	Hart County,	N
Putnam Co.	52,700	Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Quitman Co.	34,200	Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Rabun Co.	52,200	Houston	North	Warner Robins	MSA	Warner Robir	Y
Randolph Co.	36,900	Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N
Rome	48,600	Jackson	North	Jackson Co.	Non-MSA	Jackson Cou	N
Savannah	63,500	Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Schley Co.	53,800	Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N
Screven Co.	47,800	Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Cot	N
Seminole Co.	39,200	Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Cour	N
Stephens Co.	48,200	Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N
Stewart Co.	33,400	Jones	North	Macon	MSA	Macon, GA M	Y
Sumter Co.	44,300	Lamar	North	Lamar Co.	MSA	Lamar Count	Y
Talbot Co.	40,000	Lanier	South	Valdosta	MSA	Valdosta, GA	Y
Taliaferro Co.	37,500	Laurens	North	Laurens Co.	Non-MSA	Laurens Cou	N
Tattnall Co.	48,400	Lee	South	Albany	MSA	Albany, GA M	Y
Taylor Co.	35,900	Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fo	Y
Telfair Co.	34,500	Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Y
Thomas Co.	44,000	Long	South	Long Co.	MSA	Long County,	Y
Tift Co.	42,800	Lowndes	South	Valdosta	MSA	Valdosta, GA	Y
Toombs Co.	47,700	Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N
Towns Co.	46,900	Macon	North	Macon Co.	Non-MSA	Macon Count	N
Treutlen Co.	47,500	Madison	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Troup Co.	52,000	Marion	North	Columbus	MSA	Columbus, G	Y
Turner Co.	35,100	McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Union Co.	49,000	McIntosh	South	Brunswick	MSA	Brunswick, G	Y
Upson Co.	44,700	Meriwether	North	Meriwether Co.	MSA	Meriwether C	Y
Valdosta	50,300	Miller	South	Miller Co.	Non-MSA	Miller County	N
Ware Co.	47,700	Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Cour	N
Warner Robins	59,300	Monroe	North	Monroe Co.	MSA	Monroe Cour	Y
Warren Co.	34,900	Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N
Washington Co.	47,000	Morgan	North	Morgan Co.	MSA	Morgan Cour	Y
Wayne Co.	44,600	Murray	North	Murray Co.	MSA	Murray Coun	Y
Webster Co.	52,800	Muscogee	North	Columbus	MSA	Columbus, G	Y
Wheeler Co.	32,400	Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
White Co.	52,600	Oconee	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Wilkes Co.	40,600	Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Wilkinson Co.	45,200	Peach	North	Peach Co.	Non-MSA	Peach Count	N
		Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Pierce	South	Pierce Co.	Non-MSA	Pierce Count	N
		Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Polk	North	Polk Co.	Non-MSA	Polk County,	N
		Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Coun	N
		Putnam	North	Putnam Co.	Non-MSA	Putnam Cour	N
		Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N
		Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N
		Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N
		Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
		Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Schley	North	Schley Co.	Non-MSA	Schley Count	N
		Screven	South	Screven Co.	Non-MSA	Screven Cou	N
		Select City first	Select City first	Select City first			DC
		Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N
		Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N
		Stewart	South	Stewart Co.	Non-MSA	Stewart Cour	N
		Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N
		Talbot	North	Talbot Co.	Non-MSA	Talbot Count	N
		Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Co	N
		Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Coun	N
		Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N
		Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N
		Terrell	South	Albany	MSA	Albany, GA M	Y
		Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N
		Tift	South	Tift Co.	Non-MSA	Tift County, C	N
		Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N
		Towns	North	Towns Co.	Non-MSA	Towns Count	N
		Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N
		Troup	North	Troup Co.	Non-MSA	Troup County	N
		Turner	South	Turner Co.	Non-MSA	Turner Count	N
		Twiggs	North	Macon	MSA	Macon, GA M	Y

Union	North	Union Co.	Non-MSA	Union County	N
Upson	North	Upson Co.	Non-MSA	Upson Count	N
Walker	North	Chattanooga	MSA	Chattanooga	Y
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Ware	South	Ware Co.	Non-MSA	Ware County	N
Warren	North	Warren Co.	Non-MSA	Warren Coun	N
Washington	North	Washington Co.	Non-MSA	Washington C	N
Wayne	South	Wayne Co.	Non-MSA	Wayne Coun	N
Webster	South	Webster Co.	Non-MSA	Webster Cou	N
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N
White	North	White Co.	Non-MSA	White County	N
Whitfield	North	Dalton	MSA	Dalton, GA H	Y
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N
Worth	South	Albany	MSA	Albany, GA N	Y















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Minimum      Maximum

n/a	950,000
n/a	850,000
n/a	1,200,000
n/a	1,800,000
1,000,000	2,000,000
n/a	25%

Circumstances Waiver

available)

Type	Unit TDC Limit by Bedroom Size				
	0	1	2	3	4+
Detached/Sei	132,290	173,261	210,268	257,294	302,826
Elevator	107,163	150,029	192,893	257,192	321,490
Row House	124,059	162,798	198,162	243,879	289,707
Walkup	102,840	141,997	180,024	234,941	292,729
Detached/Sei	136,402	178,677	216,870	265,425	312,414
Elevator	110,523	154,733	198,942	265,257	331,571
Row House	127,872	167,836	204,328	251,527	298,820
Walkup	105,932	146,256	185,407	241,934	301,435
Detached/Sei	153,347	200,673	243,380	297,536	350,097
Elevator	124,062	173,686	223,311	297,749	372,186
Row House	144,024	188,823	229,671	282,345	335,239
Walkup	119,754	165,416	209,797	273,962	341,380
Detached/Sei	141,387	184,672	223,648	272,834	320,830
Elevator	114,051	159,672	205,293	273,724	342,155
Row House	133,255	174,335	211,689	259,582	307,869
Walkup	111,567	154,240	195,796	256,031	319,103
Detached/Sei	133,313	174,476	211,629	258,755	304,475
Elevator	107,873	151,023	194,173	258,897	323,621
Row House	125,180	164,140	199,669	245,503	291,514
Walkup	104,040	143,701	182,245	237,964	296,519
Detached/Sei	134,732	176,493	214,225	262,192	308,612
Elevator	109,175	152,845	196,515	262,020	327,525
Row House	126,302	165,779	201,828	248,457	295,177
Walkup	104,623	144,446	183,111	238,934	297,697
Detached/Sei	141,535	185,308	224,833	275,017	323,653
Elevator	114,594	160,432	206,270	275,027	343,785
Row House	132,807	174,216	211,999	260,795	309,742
Walkup	110,224	152,216	193,010	251,948	313,931
Detached/Sei	129,599	169,862	206,262	252,600	297,375
Elevator	105,103	147,145	189,186	252,249	315,311
Row House	121,367	159,399	194,156	239,187	284,255
Walkup	100,331	138,484	175,508	228,918	285,201

3 BR	4 BR
199,229	199,229

Minimum      Maximum

1,000	0
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Maximum is project-specific

Minimum      Maximum

4,500	n/a
4,000	n/a
3,500	n/a
3,000	n/a
3,000	n/a
350	n/a
250	n/a
420	n/a
420	n/a

6,500
5,500
5,000
1,000

Including community bldgs and common areas.

;

;

if Contingency and Contractor Svcs)

if Contingency and Contractor Svcs)

if Contingency and Contractor Svcs)

500	
25,000	see UCL
N/A	5%
N/A	500,000
N/A	7%
N/A	500,000
n/a	6%
n/a	2%
n/a	6%
n/a	20,000
8%	
8%	
3,000	
1,500	
800	n/a
400	n/a
1500	n/a
750	n/a
75	
1,800,000	
2,500,000	
15%	
15%	
15%	
15%	
15%	
15%	
?	
0	15
0%	50%
6	n/a
6	n/a
3	n/a
3,000	

Applications

and)

Including Acquisition Legal Fees)

Lgl Fees - Existing Structures)

Lgl Fees - Existing Structures)

Adjusted DF - Bldr profit)

4	5	6	7	8
Base	108%	116%	124%	132%
2%				
7%				
7%				
3%				
3%				
0%				
10%				
4,000,000				
35%				
remaining				
5%				
40%				
2%				

abled

SOUTHERN Region		
2 BR	3 BR	4 BR
9	11	14
30	39	48
13	16	20
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
13	16	19
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
10	12	15
31	39	50
15	18	24
3	4	5
4	5	6
17	21	25
9	11	15
27	33	42
13	16	19
6	8	9
21	25	29
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
12	15	18
41	50	63
18	22	28
7	8	11
4	5	6
17	22	26
9	11	15
30	36	46
17	20	27
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
11	13	17
37	46	56
16	20	26
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
15	18	24
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13

<u>DCA Rural</u>	<u>Tax-Exempt</u>	<u>City</u>	<u>County</u>	<u>Cities w/ LIHTC</u>
Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville Has LIHTC Project
Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth Has LIHTC Project
Rural	Adairsville Development Authority	Adairsville	Bartow	Adairsville Has LIHTC Project
Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian Has LIHTC Project
Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson	Alamo Has LIHTC Project
Rural	Alma Downtown Development Authority	Ailey	Montgomery	Albany Has LIHTC Project
Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma Has LIHTC Project
Urban	Arlington Housing Authority	Alapaha	Berrien	Alpharetta Has LIHTC Project
Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty	Americus Has LIHTC Project
Rural	Atkinson County-Coffee County Joint Development Authority	Aldora	Lamar	Aragon Has LIHTC Project
Urban	Atlanta Development Authority	Allenhurst	Liberty	Arlington Has LIHTC Project
Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson	Ashburn Has LIHTC Project
Urban	Bacon County Development Authority	Alma	Bacon	Athens Has LIHTC Project
Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Atlanta Has LIHTC Project
Urban	Barnesville Housing Authority	Alston	Montgomery	Auburn Has LIHTC Project
Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham	Augusta Has LIHTC Project
Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee	Austell Has LIHTC Project
Rural	Berrien County Development Authority	Americus	Sumter	Avondale Est Has LIHTC Project
Rural	Boston Downtown Development Authority	Andersonville	Sumter	Bainbridge Has LIHTC Project
Rural	Bowdon Housing Authority	Appling	Columbia	Baldwin Has LIHTC Project
Rural	Brantley County Development Authority	Arabi	Crisp	Barnesville Has LIHTC Project
Urban	Bremen Housing Authority	Aragon	Polk	Blackshear Has LIHTC Project
Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville Has LIHTC Project
Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch	Blakely Has LIHTC Project
Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun	Bloomington Has LIHTC Project
Rural	Butts, Henry, Lamar and Spalding County Joint Development Authority	Arnoldsville	Oglethorpe	Blue Ridge Has LIHTC Project
Rural	Byron Development Authority	Ashburn	Turner	Bowman Has LIHTC Project
Urban	Byron Downtown Development Authority	Athens	Clarke	Bremen Has LIHTC Project
Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick Has LIHTC Project
Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur	Buchanan Has LIHTC Project
Urban	Camden County Joint Development Authority	Auburn	Barrow	Buena Vista Has LIHTC Project
Rural	Canton Development Authority	Augusta	Richmond	Buford Has LIHTC Project
Urban	Carrollton Redevelopment Authority	Austell	Cobb	Butler Has LIHTC Project
Rural	Cartersville Development Authority	Avalon	Stephens	Byron Has LIHTC Project
Rural	Cartersville Downtown Development Authority	Avera	Jefferson	Cairo Has LIHTC Project
Rural	Catoosa County Development Authority	Avondale Est	DeKalb	Calhoun Has LIHTC Project
Rural	Cedartown Development Authority	Baconton	Mitchell	Camilla Has LIHTC Project
Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur	Canton Has LIHTC Project
Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton Has LIHTC Project
Rural	Central Savannah River Area Unified Development Authority	Ball Ground	Cherokee	Cartersville Has LIHTC Project
Rural	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring Has LIHTC Project
Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown Has LIHTC Project
Rural	Chattooga County Development Authority	Barwick	Thomas	Chamblee Has LIHTC Project
Urban	Cherokee County Development Authority	Baxley	Appling	Chatsworth Has LIHTC Project
Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamauga Has LIHTC Project
Rural	City of Barnesville and County of Lamar Development Authority	Belvedere Park	DeKalb	Clarkston Has LIHTC Project
Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Claxton Has LIHTC Project
Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt	Clayton Has LIHTC Project
Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow	Cleveland Has LIHTC Project
Rural	City of Commerce Downtown Development Authority	Between	Walton	Cochran Has LIHTC Project
Rural	City of Cumming Development Authority	Bibb City	Muscogee	College Park Has LIHTC Project
Rural	City of Dawson Development Authority	Bishop	Oconee	Columbus Has LIHTC Project
Rural	City of Dublin and County of Laurens Development Authority	Blackshear	Pierce	Commerce Has LIHTC Project
Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers Has LIHTC Project
Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union	Cordele Has LIHTC Project
Urban	City of Jesup Downtown Development Authority	Blakely	Early	Cornelia Has LIHTC Project
Urban	City of Stockbridge, Georgia Downtown Development Authority	Bloomington	Chatham	Covington Has LIHTC Project
Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford Has LIHTC Project
Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay	Crawfordville Has LIHTC Project
Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming Has LIHTC Project
Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert Has LIHTC Project
Rural	Clay County Development Authority	Bonanza	Clayton	Dahlonega Has LIHTC Project
Urban	Clinch County Development Authority	Boston	Thomas	Dallas Has LIHTC Project
Rural	Consolidated Housing Authority of Talbot County, Georgia	Bostwick	Morgan	Dalton Has LIHTC Project
Rural	Coweta County Development Authority	Bowdon	Carroll	Darien Has LIHTC Project
Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart	Dawson Has LIHTC Project
Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville Has LIHTC Project
Rural	Dahlonega Downtown Development Authority	Braselton	Jackson	Decatur Has LIHTC Project
Urban	Development Authority for the City of Savannah	Braswell	Paulding	Donalsonville Has LIHTC Project
Rural	Development Authority of Appling County	Bremen	Haralson	Douglas Has LIHTC Project
Rural	Development Authority of Atkinson County	Brinson	Decatur	Douglasville Has LIHTC Project



Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell	Dublin	Has LIHTC Project
Rural	Development Authority of Baker County	Brookhaven	DeKalb	Duluth	Has LIHTC Project
Urban	Development Authority of Banks County	Brooklet	Bulloch	East Dublin	Has LIHTC Project
Urban	Development Authority of Bartow County	Brooks	Fayette	East Ellijay	Has LIHTC Project
Urban	Development Authority of Ben Hill County	Broxton	Coffee	East Point	Has LIHTC Project
Rural	Development Authority of Bibb County	Brunswick	Glynn	Eastman	Has LIHTC Project
Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson	Eatonton	Has LIHTC Project
Urban	Development Authority of Bulloch County	Buckhead	Morgan	Edison	Has LIHTC Project
Rural	Development Authority of Burke County	Buena Vista	Marion	Elberton	Has LIHTC Project
Rural	Development Authority of Butts County	Buford	Gwinnett	Ellaville	Has LIHTC Project
Rural	Development Authority of Carroll County	Butler	Taylor	Ellijay	Has LIHTC Project
Rural	Development Authority of Cartersville	Byromville	Dooly	Evans	Has LIHTC Project
Rural	Development Authority of Catoosa County	Byron	Peach	Fairburn	Has LIHTC Project
Rural	Development Authority of Chattooga County	Cadwell	Laurens	Fitzgerald	Has LIHTC Project
Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hil	Has LIHTC Project
Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowery Bran	Has LIHTC Project
Rural	Development Authority of Clayton County	Calvary	Grady	Folkston	Has LIHTC Project
Urban	Development Authority of Cobb County	Camak	Warren	Forest Park	Has LIHTC Project
Rural	Development Authority of Columbia County	Camilla	Mitchell	Forsyth	Has LIHTC Project
Rural	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb	Fort Valley	Has LIHTC Project
Urban	Development Authority of Conyers, Georgia	Canon	Franklin	Franklin	Has LIHTC Project
Rural	Development Authority of Coweta County	Canoochee	Emanuel	Franklin Sprin	Has LIHTC Project
Rural	Development Authority of Crawford County	Canton	Cherokee	Ft. Gaines	Has LIHTC Project
Rural	Development Authority of Crisp County	Carl	Barrow	Ft. Oglethorpe	Has LIHTC Project
Rural	Development Authority of Dawson County	Carlton	Madison	Gainesville	Has LIHTC Project
Rural	Development Authority of DeKalb County	Carnesville	Franklin	Glennville	Has LIHTC Project
Rural	Development Authority of Dougherty County	Carrollton	Carroll	Gordon	Has LIHTC Project
Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray	Has LIHTC Project
Rural	Development Authority of Early County	Cave Spring	Floyd	Greensboro	Has LIHTC Project
Rural	Development Authority of Effingham County	Cecil	Cook	Greenville	Has LIHTC Project
Rural	Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early	Griffin	Has LIHTC Project
Rural	Development Authority of Emanuel County	Cedartown	Polk	Grovetown	Has LIHTC Project
Rural	Development Authority of Emanuel County and the City of	Centerville	Houston	Hahira	Has LIHTC Project
Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton	Has LIHTC Project
Urban	Development Authority of Floyd County	Chamblee	DeKalb	Hampton	Has LIHTC Project
Urban	Development Authority of Forsyth County	Chatsworth	Murray	Harlem	Has LIHTC Project
Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell	Has LIHTC Project
Rural	Development Authority of Gordon County	Chattanooga V.	Walker	Hawkinsville	Has LIHTC Project
Urban	Development Authority of Gwinnett County	Chauncey	Dodge	Hazlehurst	Has LIHTC Project
Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena	Has LIHTC Project
Urban	Development Authority of Harris County	Chester	Dodge	Hiawassee	Has LIHTC Project
Rural	Development Authority of Heard County	Chickamauga	Walker	Hinesville	Has LIHTC Project
Urban	Development Authority of Houston County	Clarkesville	Habersham	Hiram	Has LIHTC Project
Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville	Has LIHTC Project
Rural	Development Authority of Jefferson County	Claxton	Evans	Homerville	Has LIHTC Project
Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun	Ideal	Has LIHTC Project
Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson	Has LIHTC Project
Rural	Development Authority of Johnson County, Georgia	Cleveland	White	Jasper	Has LIHTC Project
Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LIHTC Project
Urban	Development Authority of LaFayette	Cobbtown	Tattnall	Jesup	Has LIHTC Project
Urban	Development Authority of LaGrange	Cochran	Bleckley	Johns Creek	Has LIHTC Project
Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro	Has LIHTC Project
Rural	Development Authority of Lawrenceville, GA	Colbert	Madison	Kingsland	Has LIHTC Project
CA Rural C	Development Authority of Lee County	Coleman	Randolph	Lafayette	Has LIHTC Project
Rural	Development Authority of Lumpkin County	College Park	Fulton	Lagrange	Has LIHTC Project
Urban	Development Authority of Macon County	Collins	Tattnall	Lake Park	Has LIHTC Project
Rural	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LIHTC Project
Rural	Development Authority of McDuffie County and the City of	Columbus	Muscogee	Lavonia	Has LIHTC Project
Rural	Development Authority of Mitchell County	Comer	Madison	Lawrenceville	Has LIHTC Project
Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LIHTC Project
Rural	Development Authority of Morgan County	Concord	Pike	Lexington	Has LIHTC Project
Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia	Has LIHTC Project
Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Project
Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville	Has LIHTC Project
Rural	Development Authority of Pike County	Cordele	Crisp	Ludowici	Has LIHTC Project
Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LIHTC Project
Rural	Development Authority of Rabun County	Cornelia	Habersham	Lumber City	Has LIHTC Project
Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons	Has LIHTC Project
Rural	Development Authority of Rockdale County	Covington	Newton	Mableton	Has LIHTC Project
Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LIHTC Project
Rural	Development Authority of Seminole County and Donalson	Crawfordville	Taliaferro	Madison	Has LIHTC Project
Rural	Development Authority of St. Marys	Crooked Creek	Putnam	Manchester	Has LIHTC Project
Rural	Development Authority of Talbot County	Culloden	Monroe	Marietta	Has LIHTC Project

Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LIHTC Project
Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee	Martinez	Has LIHTC Project
Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph	Maysville	Has LIHTC Project
Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccaysville	Has LIHTC Project
Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin	Mcdonough	Has LIHTC Project
Rural	Development Authority of the City of Homeland	Daisy	Evans	Metter	Has LIHTC Project
Rural	Development Authority of the City of Jasper	Dallas	Paulding	Midville	Has LIHTC Project
Rural	Development Authority of the City of Jeffersonville and Twi	Dalton	Whitfield	Milledgeville	Has LIHTC Project
Rural	Development Authority of the City of Marietta	Damascus	Early	Millen	Has LIHTC Project
Rural	Development Authority of the City of Milledgeville and Bald	Danielsville	Madison	Monroe	Has LIHTC Project
Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie	Has LIHTC Project
Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon	Has LIHTC Project
Rural	Development Authority of the City of Roswell	Dasher	Lowndes	Nashville	Has LIHTC Project
Rural	Development Authority of the City of Vienna	Davisboro	Washington	Newnan	Has LIHTC Project
Rural	Development Authority of the Unified Government of Ather	Dawson	Terrell	Ocilla	Has LIHTC Project
Rural	Development Authority of Tift County	Dawsonville	Dawson	Omega	Has LIHTC Project
	Development Authority of Union County	De Soto	Sumter	Palmetto	Has LIHTC Project
	Development Authority of Vidalia	Dearing	McDuffie	Peachtree Ci	Has LIHTC Project
	Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LIHTC Project
	Development Authority of Warner Robins	Deenwood	Ware	Pelham	Has LIHTC Project
	Development Authority of Warren County	Deepstep	Washington	Pembroke	Has LIHTC Project
	Development Authority of Washington County	Demorest	Habersham	Perry	Has LIHTC Project
	Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountai	Has LIHTC Project
	Development Authority of White County	Dewy Rose	Elbert	Pooler	Has LIHTC Project
	Development Authority of Whitfield County	Dexter	Laurens	Powder Sprin	Has LIHTC Project
	Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Project
	Downtown Athens Development Authority	Dock Junction	Glynn	Quitman	Has LIHTC Project
	Downtown Camilla Development Authority	Doerun	Colquitt	Rabun Gap	Has LIHTC Project
	Downtown Dalton Development Authority	Donalsonville	Seminole	Reidsville	Has LIHTC Project
	Downtown Development Authority for the City of Garden C	Dooling	Dooly	Richland	Has LIHTC Project
	Downtown Development Authority for the City of Hahira, G	Doraville	DeKalb	Richmond Hil	Has LIHTC Project
	Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon	Has LIHTC Project
	Downtown Development Authority for the City of Warner R	Douglasville	Douglas	Ringgold	Has LIHTC Project
	Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb	Riverdale	Has LIHTC Project
	Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta	Has LIHTC Project
	Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens	Rockmart	Has LIHTC Project
	Downtown Development Authority of Austell	Dudley	Laurens	Rome	Has LIHTC Project
	Downtown Development Authority of Avondale Estates	Duluth	Gwinnett	Rossville	Has LIHTC Project
	Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell	Has LIHTC Project
	Downtown Development Authority of Baxley	Dutch Island	Chatham	Royston	Has LIHTC Project
	Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LIHTC Project
	Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spring	Has LIHTC Project
	Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis	Has LIHTC Project
	Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah	Has LIHTC Project
	Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta	Scottdale	Has LIHTC Project
	Downtown Development Authority of Cordele	East Point	Fulton	Shellman	Has LIHTC Project
	Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna	Has LIHTC Project
	Downtown Development Authority of Douglas	Eatonton	Putnam	Soperton	Has LIHTC Project
	Downtown Development Authority of Fairburn	Edgehill	Glascocock	Sparta	Has LIHTC Project
	Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield	Has LIHTC Project
	Downtown Development Authority of Forsyth	Elberton	Elbert	St. Marys	Has LIHTC Project
	Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro	Has LIHTC Project
	Downtown Development Authority of Hampton	Ellenton	Colquitt	Stockbridge	Has LIHTC Project
	Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer	Stone Mount	Has LIHTC Project
	Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow	Summerville	Has LIHTC Project
	Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro	Has LIHTC Project
	Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania	Has LIHTC Project
	Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LIHTC Project
	Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton	Has LIHTC Project
	Downtown Development Authority of Millen, Georgia	Eton	Murray	Tennille	Has LIHTC Project
	Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow	Thomaston	Has LIHTC Project
	Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LIHTC Project
	Downtown Development Authority of Pitts, Georgia	Experiment	Spalding	Thomson	Has LIHTC Project
	Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LIHTC Project
	Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toccoa	Has LIHTC Project
	Downtown Development Authority of Social Circle	Fairmount	Gordon	Trenton	Has LIHTC Project
	Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LIHTC Project
	Downtown Development Authority of the City of Baconton	Fargo	Clinch	Tucker	Has LIHTC Project
	Downtown Development Authority of the City of Buford	Fayetteville	Fayette	Union City	Has LIHTC Project
	Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill	Union Point	Has LIHTC Project
	Downtown Development Authority of the City of Dallas, Ge	Flemington	Liberty	Valdosta	Has LIHTC Project
	Downtown Development Authority of the City of Darien	Flovilla	Butts	Vidalia	Has LIHTC Project
	Downtown Development Authority of the City of Dawson	Flowery Branch	Hall	Vienna	Has LIHTC Project

Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica	Has LIHTC Project
Downtown Development Authority of the City of Douglasville	Forest Park	Clayton	Wadley	Has LIHTC Project
Downtown Development Authority of the City of Greensboro	Forsyth	Monroe	Warm Spring	Has LIHTC Project
Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robins	Has LIHTC Project
Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton	Has LIHTC Project
Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LIHTC Project
Downtown Development Authority of the City of Locust Grove	Franklin	Heard	Waynesboro	Has LIHTC Project
Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin	West Point	Has LIHTC Project
Downtown Development Authority of the City of Morrow	Funston	Colquitt	Willacoochee	Has LIHTC Project
Downtown Development Authority of the City of Newnan	Gainesville	Hall	Williamson	Has LIHTC Project
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Project
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock	Has LIHTC Project
Downtown Development Authority of the City of Richland	Gay	Meriwether	Wrens	Has LIHTC Project
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville	Has LIHTC Project
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris	Has LIHTC Project
Downtown Development Authority of the City of Roswell	Gibson	Glascok		
Downtown Development Authority of the City of Royston	Gillsville	Hall		
Downtown Development Authority of the City of Senoia	Girard	Burke		
Downtown Development Authority of the City of Smithville	Glennville	Tattnall		
Downtown Development Authority of the City of Tallapoosa	Glenwood	Wheeler		
Downtown Development Authority of the City of Thomson	Good Hope	Walton		
Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
Downtown Development Authority of the City of Unadilla	Graham	Appling		
Downtown Development Authority of the City of Vienna	Grantville	Coweta		
Downtown Development Authority of the City of Warrenton	Gray	Jones		
Downtown Development Authority of the City of Warwick	Grayson	Gwinnett		
Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
Downtown Development Authority of the Mayor and City Council	Greenville	Meriwether		
Downtown Development Authority of Toccoa	Gresham Park	DeKalb		
Downtown Development Authority of Woodbury	Griffin	Spalding		
Downtown Development Authority of Woodstock	Grovetown	Columbia		
Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
Downtown LaGrange Development Authority	Gumlog	Towns		
Downtown Marietta Development Authority	Guyton	Effingham		
Downtown Savannah Authority	Hagan	Evans		
Downtown Statesboro Development Authority	Hahira	Lowndes		
Downtown Waycross Development Authority	Hamilton	Harris		
Dublin-Laurens County Development Authority	Hampton	Henry		
Elbert County Richard B. Russell Development Authority	Hannahs Mill	Upson		
Elberton Downtown Development Authority d/b/a MainStreet	Hapeville	Fulton		
Emanuel County Development Authority	Haralson	Coweta		
Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
Etowah Area Consolidated Housing Authority	Harlem	Columbia		
Fairburn Housing Authority	Harrison	Washington		
Fall Line Regional Development Authority	Hartwell	Hart		
Fayette County Development Authority	Hawkinsville	Pulaski		
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	Hiwassee	Towns		
Georgia Bioscience Joint Development Authority	Higgston	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	Hull	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	Bartow
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 Estates	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	Dooly
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 Mountain	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 Glennville	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	Martin	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 Nahunta	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 Ocilla, 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.	Ocilla	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, & Wilcox Counties	Oliver	Screven
Joint Development Authority of Bartow County and Pickens County	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mitchell, and Wilcox Counties	Omega	Tift
Joint Development Authority of Burke County and City of Vidalia	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Heard, and Wilcox Counties	Oxford	Newton
Joint Development Authority of Fannin County, Towns County, and Wilcox County	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens Counties	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and Wilcox Counties	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, and Wilcox Counties	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehurst, and Wilcox Counties	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 Corr	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
Okefenokee 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	Riddleville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Author	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 Nacooc	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	Snellville	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	Upson
	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
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upson
	Thomaston	Upson
	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 Isl	Chatham
Whitesburg	Carroll
Willacoochee	Atkinson
Williamson	Pike
Wilmington Isla	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









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