

Project Narrative
Edgewood Court Apartments
Atlanta, DeKalb County

Edgewood Courts Apartments is the preservation and redevelopment of a challenged Section 8 property in a revitalizing area of intown Atlanta. Jonathan Rose Companies will acquire the existing 204-unit Edgewood Court Apartments and leverage tax credits and bonds in a reinvestment plan that includes a full renovation of 200 existing units (including new kitchens, baths, systems, and appliances), as well as the construction of 22 new units for a total of 222 units. The existing HUD Project Based Section 8 Contract will be renewed for 20 years on 204 of the units, while the balance will be LIHTC units at 60% of AMI. Additionally, the project will include the construction of a new community center complete with laundry facilities, study rooms, computers, meeting spaces, and leasing offices. It is our goal to uplift the entire surrounding community by transforming the entirety of the project site.

Edgewood Courts was originally built in 1950 with the most recent renovation completed in 1980. The project consists of a leasing center and 204 units contained in 41 buildings on 20.74 acres of land. The renovated units will include 24 1-bedrooms, 1-bath; 64 2-bedrooms, 1-bath; 80 3-bedrooms, 1.5-baths; and 32 4-bedrooms, 2-baths units. Newly constructed units will include 12 1-bedroom, 1-bath, 6 2-bedrooms, 1-bath and 4-3-bedrooms, 1.5-baths. Additionally the development will feature substantial new landscaping, gathering areas, playgrounds, and a community center that will house study rooms, laundry facilities, a fitness center, a community room, computers, and a leasing office. The fully renovated interiors will include new countertops, cabinets, light fixtures, plumbing, and energy efficient appliances. Renovated exteriors will include new paint, windows, masonry, and roofs. All HVAC systems will be replaced.

The property is being developed by Jonathan Rose Companies, in consultation with New Columbia Residential, who serves as a source of local and neighborhood knowledge. New Columbia Residential Property Management will be the property manager. Jonathan Rose Companies is a national owner, operator, and developer of affordable housing with 28 years experience and nearly 15,000 LIHTC, Section 8, and mixed income units under management. Rose focuses on the building resilient and sustainable Community of Opportunities. New Columbia Residential is an integrated real estate company comprised of master planning, development, project management, construction management, property and asset management and tax credit compliance with a focus on mixed-finance, multi-family rental property including a diverse array of award-winning properties throughout the southeastern United States including Georgia, Louisiana, Texas and Florida.

PART ONE - PROJECT INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, 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 Revision 3

I. DCA RESOURCES LIHTC (auto-filled from later entries) \$ 1,509,000 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - use format 2017PA-### <<Enter Pre-App Nbr>>

Have any changes occurred in the project since pre-application? Yes - see Comment

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name Clara Trejos Title VP Tax Credit Operations

Address 1718 Peachtree St NW, Suite 684 Direct Line (904) 746-3325

City Atlanta Fax (404) 506-9703

State GA Zip+4 30309-2496 Cellular _____

Office Phone _____ Ext. _____ E-mail ctrejos@columbiaries.com

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

IV. PROJECT LOCATION

Project Name Edgewood Court Apartments Phased Project? No

Site Street Address (if known) 1572 Hardee St NE DCA Project Nbr of previous phase: _____

Nearest Physical Street Address * _____ Scattered Site? No Nbr of Sites _____

Site Geo Coordinates (##.#####) Latitude: 33.755577 Longitude: -84.336683 Acreage 20.7400

City Atlanta 9-digit Zip** 30307-2871 Census Tract Number 206

Site is predominantly located: Within City Limits County DeKalb OCT? Yes DDA? No

In USDA Rural Area? No In DCA Rural County? No Overall: Urban HUD SA: MSA Atlanta-Sandy Springs-Ma

* If street number unknown

Legislative Districts ** Congressional State Senate State House ** Must be verified by applicant using following websites:

If on boundary, other district: 5 42 89 Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>

Political Jurisdiction City of Atlanta Website www.atlantaga.gov

Name of Chief Elected Official Kasim Reed Title Mayor Legislative Districts: <http://votesmart.org/>

Address 55 Trinity Avenue City Atlanta

Zip+4 30303-3520 Phone (404) 330-6100 Email mayorreed@atlantaga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	22	Adaptive Reuse: Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab			0
Acquisition/Rehabilitation	200	For Acquisition/Rehabilitation, date of original construction:			12/15/50

PART ONE - PROJECT INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	222	204
Number of 50% Units	0	0
Number of 60% Units	222	204
Number of Unrestricted (Market) Units	0	
Total Residential Units	222	
Common Space Units	0	
Total Units	222	

E. Buildings

Number of Residential Buildings	43
Number of Non-Residential Buildings	0
Total Number of Buildings	43

F. Total Residential Parking Spaces

255

VI. TENANCY CHARACTERISTICS

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

Family

B. Mobility Impaired

Nbr of Units Equipped:	12
Roll-In Showers	5

C. Sight / Hearing Impaired

Nbr of Units Equipped:	5
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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

B. HOME:

CHDO

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Urban Residential Finance Authority of the City of Atlanta, Georgia				Inducement Date:	July 20, 2017	
Office Street Address	133 Peachtree St NE, Suite 2900				Applicable OAP:	2017	
City	Atlanta	State	GA	Zip+4	30303-1815	T-E Bond \$ Allocated:	26,400,000
Contact Name	Vickey Roberts	Title	Transaction Services Manager		E-mail	vroberts@investatlanta.com	
10-Digit Office Phone	(404) 614-8305	Direct line			Website		

D. Unit Area

Total Low Income Residential Unit Square Footage	191,804
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	191,804
Total Common Space Unit Square Footage	0
Total Square Footage from Units	191,804

Total Common Area Square Footage from Nonresidential areas	4,500
Total Square Footage	196,304

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family		Elderly	
	HFOP		Other	
% of Total Units	5.4%	Required:	5%	
% of Units for the Mobility-Impaired	41.7%	Required:	40%	
% of Total Units	2.3%	Required:	2%	

PART ONE - PROJECT INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, 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
1			7		
2			8		
3			9		
4			10		
5			11		
6			12		

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation	<input style="width: 50px;" type="text"/>
Original GHFA/DCA Project Number	<input style="width: 100px;" type="text"/>
First Year of Credit Period	<input style="width: 50px;" type="text"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 100px;" type="text"/>

First Building ID Nbr in Project	<input style="width: 50px;" type="text"/>
Last Building ID Nbr in Project	<input style="width: 50px;" type="text"/>

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 Edgewood Court Apartments, Atlanta, DeKalb County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?

Number of Public Housing Units reserved and rented to public housing tenants:

Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text"/>	Households on Waiting List: <input type="text"/>	% of Total Residential Units	0%
			% of Total Residential Units	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?

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

New properties: to exercise an Extension of Cancellation Option?

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

C. Is there a Tenant Ownership Plan?

D. Is the Project Currently Occupied?

If Yes ----->:	Total <i>Existing</i> Units	204
	Number Occupied	192
	% Existing Occupied	94.12%

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

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

F. Projected Place-In-Service Date

Acquisition	December 17, 2017
Rehab	December 31, 2019
New Construction	

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

We submitted a pre application. At the time the Rose Companies entities were sole GP and sole developer. Columbia Residential entities now form part of the owner and developer structure. A complete organizational chart is included in Tab 19

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, 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)

RAHF IV Edgewood Court, LLC				Name of Principal	Jonathan F.P. Rose
551 Fifth Avenue, 23rd Floor				Title of Principal	President
New York		Fed Tax ID:	82-0617102	Direct line	(917) 542-3600
NY	Zip+4	10176-2604	Org Type:	For Profit	Cellular
(917) 542-3651		E-mail	brandon@rosecompanies.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

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

RAHF IV Edgewood Court MM, LLC				Name of Principal	Jonathan F.P. Rose
551 Fifth Avenue, 23rd Floor				Title of Principal	President
New York		Website	www.rosecompanies.com	Direct line	(917) 542-3600
NY	Zip+4	10176-2604	Cellular		
(917) 542-3651		E-mail	brandon@rosecompanies.com		

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

Columbia Edgewood Court GP, LLC				Name of Principal	Jonathan F.P. Rose
1718 Peachtree Street, Ste 684				Title of Principal	President
New York		Website	www.rosecompanies.com	Direct line	(917) 542-3600
NY	Zip+4	10176-2604	Cellular		
(917) 542-3651		E-mail	brandon@rosecompanies.com		

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

Columbia Edgewood Court GP, LLC				Name of Principal	Jim Grauley
1718 Peachtree Street, Ste 684				Title of Principal	President & COO
Atlanta		Website	www.columbiare.com	Direct line	(404) 419-1432
GA	Zip+4	30309-2496	Cellular		
		E-mail	jgrauley@columbiare.com		

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

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

USBCDC				Name of Principal	Robert Wasserman
1307 Washington Avenue, Suite 300				Title of Principal	Senior Vice President
St. Louis		Website	usbank.com	Direct line	(314) 335-3306
MO	Zip+4	63103-1976	Cellular		
		E-mail	robert.wasserman@usbank.com		

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

USBCDC				Name of Principal	Robert Wasserman
1307 Washington Avenue, Suite 300				Title of Principal	Senior Vice President
St. Louis		Website	usbank.com	Direct line	(314) 335-3306
MO	Zip+4	63103-1976	Cellular		
		E-mail	robert.wasserman@usbank.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 Edgewood Court Apartments, Atlanta, DeKalb County

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II. DEVELOPER(S)

A. DEVELOPER

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

Jonathan Rose Companies, LLC // Rose Community Development Company, LLC				Name of Principal	Jonathan F.P. Rose
551 Fifth Avenue, 23rd Floor				Title of Principal	President
New York		Website	www.rosecompanies.com	Direct line	(917) 542-3600
NY		Zip+4	10176-2604	Cellular	
		E-mail	brandon@rosecompanies.com		

B. CO-DEVELOPER 1

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

New Affordable Housing Partners, LLC				Name of Principal	Jim Grauley
1718 Peachtree Street, Ste 684				Title of Principal	President & COO
Atlanta		Website	www.columbiaries.com	Direct line	(404) 419-1432
GA		Zip+4	30309-2496	Cellular	
		E-mail	jgrauley@columbiaries.com		

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.

Prestwick Companies				Name of Principal	Ray Dotson
3715 Northside Parkway, NW Building 400, Suite 120				Title of Principal	Founder & President
Atlanta		Website	www.prestwickcompanies.com	Direct line	(404) 527-4545
GA		Zip+4	30327-2886	Cellular	
		E-mail	ray@prestwickcompanies.com		

C. MANAGEMENT COMPANY

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

New Columbia Residential Property Management				Name of Principal	Jim Grauley
1718 Peachtree Street NW Ste 684				Title of Principal	President & COO
Atlanta		Website	www.columbiaries.com	Direct line	(404) 419-1432
GA		Zip+4	30309-2496	Cellular	
		E-mail	jgrauley@columbiaries.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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D. ATTORNEY	Carmody Torrance Sandak & Hennessey, LLP			Name of Principal	Gregg Burton
Office Street Address	195 Church St			Title of Principal	Partner
City	New Haven	Website	www.carmodylaw.com	Direct line	(203) 784-3173
State	CT	Zip+4	06510-2009	Cellular	
10-Digit Office Phone / Ext.		E-mail	gburton@carmodylaw.com		

E. ACCOUNTANT	CohnReznick LLP			Name of Principal	Deanne Rareshide
Office Street Address	3560 Lenox Road NE, Suite 2800			Title of Principal	Director
City	Atlanta	Website	www.cohnreznick.com	Direct line	(404) 847-7646
State	GA	Zip+4	30326-4276	Cellular	
10-Digit Office Phone / Ext.		E-mail	Deanne.Rareshide@CohnReznick.com		

F. ARCHITECT	Rees Design Associates			Name of Principal	George Rees
Office Street Address	2955 Pharr Court South			Title of Principal	President
City	Atlanta	Website		Direct line	(404) 240-9299
State	GA	Zip+4	30305-4916	Cellular	
10-Digit Office Phone / Ext.		E-mail	reesdesign@att.net		

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

A. LAND SELLER (If applicable)	Edgewood Court Limited Partners	Principal	H. Jerome Russell Jr	10-Digit Phone / Ext.	4043301000
Office Street Address	171 17th Street NW, Suite 1600			City	
State		Zip+4	30363-1235	E-mail	

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Edgewood Court Apartments, Atlanta, 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)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0090%	No	
Other Genrl Prtnr 1	No	No	For Profit	0.0010%	No	
Other Genrl Prtnr 2	No	No	For Profit	98.9900%	No	
Federal Ltd Partner	No	No	For Profit	1.0000%	No	
State Ltd Partner	No	No	For Profit		No	
NonProfit Sponsor						
Developer	No	No	For Profit		No	
Co-Developer 1	No	No	For Profit		No	
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor	No	No	For Profit		No	
Management Company	No	No	For Profit		No	

Total 100.0000%

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, 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: \$		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		Other PBRA - Source: <input type="text" value="Specify Other PBRA Source here"/>
	DCA HOME * -- Amt \$		Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$		HUD CHOICE Neighborhoods		Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	<input type="text" value="Specify Other HOME Source here"/>			Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Capital One	22,756,627	see comment below	
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	U.S. Bancorp Community Development Corporation	10,864,800		
State Housing Credit Equity	U.S. Bancorp Community Development Corporation	8,691,840		
Other Type (specify)				
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		42,313,267		
Total Construction Period Costs from Development Budget:		42,313,267		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, 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)	Capital One	23,587,000	4.040%	16	35	1,260,047	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 8.18%	Developer	204,592	0.000%	10	10		Cash Flow

Total Cash Flow for Years 1 - 15: 8,138,532
 DDF Percent of Cash Flow (Yrs 1-15) 2.514% 2.514%
 Cash flow covers DDF P&I? **Yes**

Federal Grant		
State, Local, or Private Grant		
Federal Housing Credit Equity	U.S. Bancorp Community Development	13,581,000
State Housing Credit Equity	U.S. Bancorp Community Development	10,864,800
Historic Credit Equity		
Invstmt Earnings: T-E Bonds		
Invstmt Earnings: Taxable Bonds		
Income from Operations		
Other:		
Other:		
Other:		
Total Permanent Financing:		48,237,392
Total Development Costs from Development Budget:		48,237,392
Surplus/(Shortage) of Permanent funds to development costs:		0

Equity Check	+ / -	TC Equity % of TDC
13,581,000	0.00	28%
10,864,800	0.00	23%
		<u>51%</u>

*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

*We are closing directly into our permanent financing at acquisition, and will be amortizing day-one. The structure used is the Fannie Mae M.TEB, which uses a Fannie Mae mortgage-backed security as collateral for the tax-exempt bonds. The MBS pays through to the TEB one-for-one, and both are outstanding for the full 16 year term. The property will be fully operating during renovations therefore it will cover P&I during construction; therefore, there is no P&I included in our budget

PART FOUR - USES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				9,000	900		8,100		
Market Study				9,000	900		8,100		
Environmental Report(s)				10,000	1,000		9,000		
Soil Borings				5,000	500		4,500		
Boundary and Topographical Survey				15,800	1,580		14,220		
Zoning/Site Plan Fees									
Other: Physical Needs Assessment				51,000			51,000		
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	4,880	-	94,920	-	
ACQUISITION					ACQUISITION				
Land				3,300,000				3,300,000	
Site Demolition				647,923				647,923	
Acquisition Legal Fees (if existing structures)				100,000		100,000			
Existing Structures				20,252,077		20,252,077			
				Subtotal	24,300,000	20,352,077		3,947,923	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	0							
Site Construction (Off-site)									
				Subtotal	-	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				2,038,932	2,038,932				
Residential Structures - Rehab				11,992,613			11,992,613		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	2,038,932	-	11,992,613	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
	DCA Limit	14.000%							
Builder Profit:	6.000%	841,893	6.000%	841,890	122,334		719,556		
Builder Overhead	2.000%	280,631	2.000%	280,630	40,780		239,850		
General Requirements*	6.000%	841,893	6.000%	841,890	122,334		719,556		
*See QAP: General Requirements policy	14.000%	1,964,416		Subtotal	285,448	-	1,678,962	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs				15,995,955.00					
Average TCHC:				72,053.85 per Res'l unit	72,053.85 per unit		81.49 per total sq ft		
				83.40 per Res'l unit SF	83.40 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency		3.13%		500,000	50,000	450,000			

PART FOUR - USES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest				-	
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees					
Construction Period Inspection Fees	35,000	3,500		31,500	
Construction Period Real Estate Tax	116,120	11,612		104,508	
Construction Insurance	20,400	2,040		18,360	
Title and Recording Fees	96,800				96,800
Payment and Performance bonds	111,972	11,197		100,775	
Other: <u>Capital One Application Deposit</u>	40,350				40,350
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	420,642	28,349	-	255,143	137,150
PROFESSIONAL SERVICES					
Architectural Fee - Design	153,000	15,300		137,700	
Architectural Fee - Supervision	50,000	5,000		45,000	
Green Building Consultant Fee Max: 20,000	20,000	2,000		18,000	
Green Building Program Certification Fee (LEED or Earthcraft)		-		-	
Accessibility Inspections and Plan Review	15,000	1,500		13,500	
Construction Materials Testing	40,000	4,000		36,000	
Engineering	100,000	10,000		90,000	
Real Estate Attorney	100,000	10,000		90,000	
Accounting	30,000	3,000		27,000	
As-Built Survey	5,000				5,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	513,000	50,800	-	457,200	5,000
LOCAL GOVERNMENT FEES Avg per unit: 724					
Building Permits	75,000	7,500		67,500	
Impact Fees	41,292	41,292			
Water Tap Fees waived? <input type="text" value="No"/>	24,588	24,588			
Sewer Tap Fees waived? <input type="text" value="No"/>	19,862	19,862			
Subtotal	160,742	93,242	-	67,500	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	176,903				176,903
Permanent Loan Legal Fees	333,500				333,500
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	177,522				177,522
Other: <u>Issuer Compliance Fee</u>	51,000				51,000
Subtotal	738,925				738,925

PART FOUR - USES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		4,000				4,000
LIHTC Allocation Processing Fee	120,720	120,720				120,720
LIHTC Compliance Monitoring Fee	177,600	177,600				177,600
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 >>						
	Subtotal	311,820				311,820
EQUITY COSTS						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-				-
DEVELOPER'S FEE						
Developer's Overhead	25.000%	625,000	62,500		562,500	
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	75.000%	1,875,000	187,500		1,687,500	
	Subtotal	2,500,000	250,000	-	2,250,000	-
START-UP AND RESERVES						
Marketing		63,908				63,908
Rent-Up Reserves	360,384	360,400				360,400
Operating Deficit Reserve:	1,350,792	1,351,000				1,351,000
Replacement Reserve		61,200				61,200
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,577	350,000	350,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	2,186,508	350,000	-	-	1,836,508
OTHER COSTS						
Relocation		510,000				510,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	510,000	-	-	-	510,000
TOTAL DEVELOPMENT COST (TDC)		48,237,392	3,151,651	20,802,077	16,796,338	7,487,326
Average TDC Per:	Unit:	217,285.55	Square Foot:	245.73		

II. TAX CREDIT CALCULATION - BASIS METHOD

New Construction	4% Acquisition Basis	Rehabilitation Basis
-------------------------	-----------------------------	-----------------------------

PART FOUR - USES OF FUNDS - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

* construction numbers were obtained from the rehab work of scope DCA form and also from SOV for new construction
* Capital One Construction Monitoring Fee in the amount of \$19,200 is included under Construction Period Inspection Fees
* Permanent Loan Legal Fees includes: \$85,000 Capital One legal fee, \$50,000 bond counsel, \$3,500 Trustee Counsel, \$145,000 Issuer Counsel, \$50,000 underwriter counsel
* Good Faith Deposit from Capital One commitment will be refunded at closing therefore it is not shown in the budget
* Purchase Price of land and buildings totals \$24,000,000. This includes the demolition of one existing building, the cost allocated to the demolition of this building is \$447,923. There is an additional \$200,000 for other demolition that is not part of the purchase price.

PART FOUR (b) - OTHER COSTS - 2017-0 - Edgewood Court Apartments - Atlanta - 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.

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

Physical Needs Assessment

This is a rehab therefore a Physical Needs Assessment is required

based on proposal to prepare PNA and updates

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

Capital One Application Deposit

Third party reports non-refundable fee required by Capital One

Capital One Commitment letter

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

Issuer Compliance Fee

Compliance Fee paid to URFA

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 description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost Total Basis

OTHER COSTS

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Edgewood Court Apartments, Atlanta, 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
Date of Utility Allowances

Atlanta Housing Authority		
July 1, 2016	Structure	2-Story Walkup

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric Heat Pump	<input checked="" type="checkbox"/>			7	9	11	13	
Cooking	Electric	<input checked="" type="checkbox"/>			9	11	14	16	
Hot Water	Electric	<input checked="" type="checkbox"/>			18	25	32	40	
Air Conditioning	Electric	<input checked="" type="checkbox"/>			9	16	22	28	
Range/Microwave	Electric								
Refrigerator	Electric								
Other Electric	Electric	<input checked="" type="checkbox"/>			39	48	57	66	
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		<input checked="" type="checkbox"/>						
Refuse Collection			<input checked="" type="checkbox"/>						
Total Utility Allowance by Unit Size					0	82	109	136	163

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

DCA COMMENTS

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.

			Efficiency	1BR	2BR	3BR	4BR	Total	
Low-Income	60% AMI		0	36	70	84	32	222	(Includes inc-restr mgr units)
	50% AMI		0	0	0	0	0	0	
	Total		0	36	70	84	32	222	
Unrestricted			0	0	0	0	0	0	(no rent charged)
Total Residential			0	36	70	84	32	222	
Common Space			0	0	0	0	0	0	
Total			0	36	70	84	32	222	
PBRA-Assisted (included in LI above)	60% AMI		0	24	64	84	32	204	
	50% AMI		0	0	0	0	0	0	
	Total		0	24	64	84	32	204	
PHA Operating Subsidy-Assisted (included in LI above)	60% AMI		0	0	0	0	0	0	
	50% AMI		0	0	0	0	0	0	
	Total		0	0	0	0	0	0	
Type of Construction Activity	New Construction	Low Inc	0	12	6	4	0	22	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	12	6	4	0	22	
	Acq/Rehab	Low Inc	0	24	64	80	32	200	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	24	64	80	32	200	
	Substantial Rehab Only	Low Inc	0	0	0	0	0	0	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	0	0	0	0	0	
	Adaptive Reuse							0	
	Historic Adaptive Reuse							0	
	Historic		0	0	0	0	0	0	
Building Type: Multifamily (for Utility Allowance and other purposes)			0	36	70	84	32	222	
	1-Story		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	2-Story		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	2-Story Wlkp		0	36	70	84	32	222	
	Historic		0	0	0	0	0	0	
	3+-Story		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	SF Detached		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	Townhome		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	Duplex		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	
	Manufactured home		0	0	0	0	0	0	
	Historic		0	0	0	0	0	0	

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

Historic
Historic
Historic
Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	36	70	84	32	222	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Unit Square Footage:

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

0	22,056	49,260	81,480	39,008	191,804	0
0	0	0	0	0	0	0
0	22,056	49,260	81,480	39,008	191,804	0
0	0	0	0	0	0	0
0	22,056	49,260	81,480	39,008	191,804	0
0	0	0	0	0	0	0
0	22,056	49,260	81,480	39,008	191,804	0

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

67,162

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	100,000
Maintenance Salaries & Benefits	75,000
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	175,000

On-Site Office Costs

Office Supplies & Postage	8,000
Telephone	10,000
Travel	2,000
Leased Furniture / Equipment	10,000
Activities Supplies / Overhead Cost	15,000
Other (describe here)	
Subtotal	45,000

Maintenance Expenses

Contracted Repairs	65,000
General Repairs	65,000
Grounds Maintenance	75,000
Extermination	25,000
Maintenance Supplies	25,000
Elevator Maintenance	
Redecorating	40,000
Other (describe here)	
Subtotal	295,000

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Professional Services

Legal	12,000
Accounting	12,000
Advertising	10,000
Other (describe here)	
Subtotal	34,000

Utilities (Avg\$/mth/unit)

Electricity	28	75,000
Natural Gas	0	
Water&Swr	32	85,672
Trash Collection		75,000
Other (describe here)		
Subtotal		235,672

Taxes and Insurance

Real Estate Taxes (Gross)*	480,315
Insurance**	49,130
Other (describe here)	
Subtotal	529,445

Management Fee:

	127,420
617.17	Average per unit per year
51.43	Average per unit per month

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

TOTAL OPERATING EXPENSES **1,441,537**

Average per unit 6,493.41
Total OE Required 999,000

Replacement Reserve (RR)

	75,500
Proposed averaga RR/unit amount:	340

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	200 units x \$350 =	70,000
New Constr	22 units x \$250 =	5,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	222	75,500

TOTAL ANNUAL EXPENSES **1,517,037**

V. APPLICANT COMMENTS AND CLARIFICATIONS

* Detailed calculations for taxes and insurance are included in Tab 1 Feasibility
 * Taxes are calculated using the NOI/6% county tax rate * 40% assessment adjustment * millage rate

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	3,358,104	3,425,266	3,493,771	3,563,647	3,634,920	3,707,618	3,781,771	3,857,406	3,934,554	4,013,245
Ancillary Income	67,162	68,505	69,875	71,273	72,698	74,152	75,635	77,148	78,691	80,265
Vacancy	(239,769)	(244,564)	(249,455)	(254,444)	(259,533)	(264,724)	(270,018)	(275,419)	(280,927)	(286,546)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,314,117)	(1,353,541)	(1,394,147)	(1,435,971)	(1,479,050)	(1,523,422)	(1,569,124)	(1,616,198)	(1,664,684)	(1,714,625)
Property Mgmt	(127,420)	(129,968)	(132,568)	(135,219)	(137,923)	(140,682)	(143,496)	(146,365)	(149,293)	(152,279)
Reserves	(75,500)	(77,765)	(80,098)	(82,501)	(84,976)	(87,525)	(90,151)	(92,855)	(95,641)	(98,510)
NOI	1,668,460	1,687,934	1,707,379	1,726,784	1,746,136	1,765,418	1,784,616	1,803,717	1,822,700	1,841,550
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	408,413	427,887	447,331	466,737	486,088	505,370	524,569	543,669	562,652	581,503
DCR Mortgage A	1.32	1.34	1.36	1.37	1.39	1.40	1.42	1.43	1.45	1.46
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.32	1.34	1.36	1.37	1.39	1.40	1.42	1.43	1.45	1.46
Oper Exp Coverage Ratio	2.10	2.08	2.06	2.04	2.03	2.01	1.99	1.97	1.95	1.94
Mortgage A Balance	23,274,116	22,948,355	22,609,186	22,256,059	21,888,398	21,505,606	21,107,059	20,692,109	20,260,081	19,810,273
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	4,093,510	4,175,380	4,258,888	4,344,066	4,430,947	4,519,566	4,609,957	4,702,156	4,796,199	4,892,123
Ancillary Income	81,870	83,508	85,178	86,881	88,619	90,391	92,199	94,043	95,924	97,842
Vacancy	(292,277)	(298,122)	(304,085)	(310,166)	(316,370)	(322,697)	(329,151)	(335,734)	(342,449)	(349,298)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,766,063)	(1,819,045)	(1,873,617)	(1,929,825)	(1,987,720)	(2,047,351)	(2,108,772)	(2,172,035)	(2,237,196)	(2,304,312)
Property Mgmt	(155,324)	(158,431)	(161,599)	(164,831)	(168,128)	(171,490)	(174,920)	(178,419)	(181,987)	(185,627)
Reserves	(101,466)	(104,510)	(107,645)	(110,874)	(114,201)	(117,627)	(121,155)	(124,790)	(128,534)	(132,390)
NOI	1,860,251	1,878,780	1,897,120	1,915,250	1,933,148	1,950,792	1,968,158	1,985,221	2,001,958	2,018,339
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	600,203	618,732	637,073	655,203	673,100	690,745	708,111	725,174	741,910	758,292
DCR Mortgage A	1.48	1.49	1.51	1.52	1.53	1.55	1.56	1.58	1.59	1.60
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.48	1.49	1.51	1.52	1.53	1.55	1.56	1.58	1.59	1.60
Oper Exp Coverage Ratio	1.92	1.90	1.89	1.87	1.85	1.83	1.82	1.80	1.79	1.77
Mortgage A Balance	19,341,952	18,854,357	18,346,694	17,818,137	17,267,826	16,694,867	16,098,327	15,477,235	14,830,581	14,157,314
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	4,989,966	5,089,765	5,191,561	5,295,392	5,401,300	5,509,326	5,619,512	5,731,902	5,846,540	5,963,471
Ancillary Income	99,799	101,795	103,831	105,908	108,026	110,187	112,390	114,638	116,931	119,269
Vacancy	(356,284)	(363,409)	(370,677)	(378,091)	(385,653)	(393,366)	(401,233)	(409,258)	(417,443)	(425,792)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(2,373,441)	(2,444,645)	(2,517,984)	(2,593,524)	(2,671,329)	(2,751,469)	(2,834,013)	(2,919,034)	(3,006,605)	(3,096,803)
Property Mgmt	(189,339)	(193,126)	(196,989)	(200,928)	(204,947)	(209,046)	(213,227)	(217,491)	(221,841)	(226,278)
Reserves	(136,361)	(140,452)	(144,666)	(149,006)	(153,476)	(158,080)	(162,823)	(167,707)	(172,739)	(177,921)
NOI	2,034,340	2,049,928	2,065,075	2,079,751	2,093,921	2,107,551	2,120,606	2,133,051	2,144,844	2,155,947
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	774,292	789,881	805,028	819,704	833,873	847,503	860,559	873,003	884,797	895,900
DCR Mortgage A	1.61	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.61	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71
Oper Exp Coverage Ratio	1.75	1.74	1.72	1.71	1.69	1.68	1.66	1.65	1.63	1.62
Mortgage A Balance	13,456,336	12,726,510	11,966,645	11,175,508	10,351,810	9,494,212	8,601,317	7,671,675	6,703,771	5,696,032
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, 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)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	6,082,741	6,204,395	6,328,483	6,455,053	6,584,154
Ancillary Income	121,655	124,088	126,570	129,101	131,683
Vacancy	(434,308)	(442,994)	(451,854)	(460,891)	(470,109)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(3,189,707)	(3,285,398)	(3,383,960)	(3,485,479)	(3,590,043)
Property Mgmt	(230,804)	(235,420)	(240,128)	(244,931)	(249,829)
Reserves	(183,258)	(188,756)	(194,419)	(200,251)	(206,259)
NOI	2,166,319	2,175,915	2,184,692	2,192,602	2,199,597
Mortgage A	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)	(1,260,047)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	906,271	915,868	924,645	932,555	939,550
DCR Mortgage A	1.72	1.73	1.73	1.74	1.75
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.72	1.73	1.73	1.74	1.75
Oper Exp Coverage Ratio	1.60	1.59	1.57	1.56	1.54
Mortgage A Balance	4,646,818	3,554,422	2,417,066	1,232,901	(0)
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Edgewood Court Apartments, Atlanta, 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)	 	Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.00%
Expense Growth Rate (3.00%)	 	--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	4.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.)
4.)
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6.)
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11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

Project is feasible, viable and in conformance with the Plan. We have indicated all the sources of funds we intend to apply for. Our costs meet the allowable cost limits. We have provided letters from USBancorp showing equity pricing at \$0.90 for Federal credits and \$0.72 for State, this pricing seems to be reasonable and in line with the current market. Operating costs for the project meet DCA threshold requirements and are reasonable for a project of this size. Our DCR meets the minimum DCA requirement of 1.20 for the period of affordability. Rents - 204 units are subject to HUD PBRA and the other 18 units meet LIHTC requirements and are supported by the market study. showing equity pricing at \$0.90 for Federal credits and \$0.72 for State, this pricing seems to be reasonable and in line with the current market. Operating costs for the project meet DCA threshold requirements and are reasonable for a project of this size. Our DCR meets the minimum DCA requirement of a minimum of 1.20 for the period of affordability. Rents meet LIHTC requirements and are supported by the market study.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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

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

New Construction and Acquisition/Rehabilitation

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

	Unit Type		Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type
Detached/Semi-Detached	Efficiency	0	0	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
	1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
	2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
	3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
	4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
	<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House	Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
	1 BR	1	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>
Walkup	Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
	1 BR	1	36	150,379 x 36 units = 5,413,644	0	0	165,416 x 0 units = 0
	2 BR	2	70	190,725 x 70 units = 13,350,750	0	0	209,797 x 0 units = 0
	3 BR	3	84	249,057 x 84 units = 20,920,788	0	0	273,962 x 0 units = 0
	4 BR	4	32	310,346 x 32 units = 9,931,072	0	0	341,380 x 0 units = 0
	<i>Subtotal</i>		<i>222</i>	<i>49,616,254</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator	Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
	1 BR	1	0	157,897 x 0 units = 0	0	0	173,686 x 0 units = 0
	2 BR	2	0	203,010 x 0 units = 0	0	0	223,311 x 0 units = 0
	3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
	4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
	<i>Subtotal</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type			222	49,616,254	0	0	0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

48,237,392

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

49,616,254

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

DCA's Comments:

Threshold Justification per Applicant
 Costs are below allowable cost limits

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

Threshold Justification per Applicant
 We have elected Family as tenancy characteristics

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:

holiday events, game days, afterschool activities, and arts & crafts

health screenings, nutrition and healthy eating classes, and community garden 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.

DCA's Comments:

Threshold Justification per Applicant
 We are committed to provide the services above

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.

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.

Pass?	
A.	Novogradac & Company
B.	13-14 months
C.	97.80%
D.	3.00%

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F.	
----	--

Threshold Justification per Applicant

This project is a rehab, most residents will be temporarily relocated within the property. 204 units have existing HUD PBRA and there is a commitment to renew for an additional 20 years. Only 18 units will not have PBRA subsidy and the market study presents a very strong demand for these units and supports the proposed rents.

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 & Company LLC**

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

Threshold Justification per Applicant

An appraisal that meets DCA standards has been included in Tab 6 of the application. There is not identity of interest between buyer and seller of property and there are no HOME funds

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.	EBI Consulting		
B.	No		
C.	No		
1)			
2)			

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)	Yes		
a)	2.550%		
b)	No		
c)	Yes		
3)	No		
a)			
b)			
c)			
4)	No		

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

- 1) Lead-based paint?

No	
-----------	--
- 2) Noise?

No	
-----------	--
- 3) Water leaks?

No	
-----------	--
- 4) Lead in water?

No	
-----------	--
- 5) Endangered species?

No	
-----------	--
- 6) Historic designation?

No	
-----------	--
- 7) Vapor intrusion?

No	
-----------	--
- 8) Asbestos-containing materials?

No	
-----------	--
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

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

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

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

1)		
2)		
3)		
G.		

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.	No	
----	-----------	--

Threshold Justification per Applicant

A Phase I Environmental following 2017 Environmental Manual is included in Tab 7. There is existing development in the floodplain however no new development will occur within the floodplain or buffers.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?**
- 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?

Expiration Date:

December 29, 2017

B. **Contract/Option**

C. **RAHF IV Edgewood Court, LLC**

Pass?

A.	Yes	
B.	<<Select>>	
D.	No	

Threshold Justification per Applicant

Site control can be extended until 12/29/2017 per the Fifth Amendment, article 6b. There is an assignment that provides the ownership entity site control. There is no identity of interest, the property is currently owned by Edgewood Court Limited Partnership, whose president is H. Jerome Russell Jr.

DCA's Comments:

9 SITE ACCESS

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

Pass?

A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

Site access is provided through multiple existing public paved roads.

DCA's Comments:

10 SITE ZONING

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

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	N/Ap	
D.	Yes	
E.	Yes	

Threshold Justification per Applicant

The existing buildings are grandfathered in as built. They were built in 1950 prior to the RG-3 zoning ordinance. All new buildings and construction meet RG-3 zoning requirements. FAR for the new units is .229, requirements are highlighted in the ordinance

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:
 1) Gas <<Enter Provider Name Here>>
 Threshold Justification per Applicant 2) Electric Georgia Power

Pass?	
1)	
2)	Yes

currently there are gas utilities on site, with the rehab they will all be converted to electric. The Georgia Power letter indicates electricity availability to the site

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 City of Atlanta
 2) Public sewer City of Atlanta

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

Threshold Justification per Applicant
 This is an existing community with available water and sewer, letters are included in Tab 9

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):

Pass?	
A.	No
	Agree

- 1) Community area (select either community room or community building): A1) Room
- 2) Exterior gathering area (if "Other", explain in box provided at right): A2) Gazebo If "Other", explain here
- 3) On site laundry type: A3) On-site laundry

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

B.	Agree
----	-------

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?	Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approved?
1) Equipped playground			3) furnished exercise/fitness center		
2) Fenced community garden			4) equipped computer center		

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

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

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
 b. Electronically controlled solid cover plates over stove top burners

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

D.	
1)	
2)	
3a)	
3b)	

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

Threshold Justification per Applicant

All required and additional amenities are shown in the Conceptual Site Development plan

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

- | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|------------|---------------------------------|--|-----------------------|--|-----------|--|-------------------------|--|-----------|--|----|--|----|--|----|--|----|--|-----------|--|
| <p>A. Type of rehab (choose one):</p> <p>B. Date of Physical Needs Assessment (PNA):
Name of consultant preparing PNA:
Is 20-year replacement reserve study included?</p> <p>C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?
Name of qualified BPI Building Analyst or equivalent professional:</p> <p>D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced
DCA Rehabilitation Work Scope form referenced above clearly addresses:
1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment.</p> <p>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?</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="background-color: #FFFF00;">A. Substantial Gut Rehab</td> <td style="background-color: #FFFF00;"><<Select>></td> </tr> <tr> <td style="background-color: #FFFF00;">B. March 15, 2017</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">EBI Consulting</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">C.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">SK Colloborative</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">D.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">1)</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">2)</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">3)</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">4)</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">E.</td> <td style="background-color: #FFFF00;"></td> </tr> </table> | A. Substantial Gut Rehab | <<Select>> | B. March 15, 2017 | | EBI Consulting | | C. | | SK Colloborative | | D. | | 1) | | 2) | | 3) | | 4) | | E. | |
| A. Substantial Gut Rehab | <<Select>> | | | | | | | | | | | | | | | | | | | | | | |
| B. March 15, 2017 | | | | | | | | | | | | | | | | | | | | | | | |
| EBI Consulting | | | | | | | | | | | | | | | | | | | | | | | |
| C. | | | | | | | | | | | | | | | | | | | | | | | |
| SK Colloborative | | | | | | | | | | | | | | | | | | | | | | | |
| D. | | | | | | | | | | | | | | | | | | | | | | | |
| 1) | | | | | | | | | | | | | | | | | | | | | | | |
| 2) | | | | | | | | | | | | | | | | | | | | | | | |
| 3) | | | | | | | | | | | | | | | | | | | | | | | |
| 4) | | | | | | | | | | | | | | | | | | | | | | | |
| E. | | | | | | | | | | | | | | | | | | | | | | | |

Threshold Justification per Applicant

PNA was submitted with our pre-application. All other required forms and documents are included in Tab 14

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

- | | | | | | | | | | |
|--|---|-----------|--|-----------|--|-----------|--|-----------|--|
| <p>A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?</p> <p>B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?</p> <p>C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?
Site Map delineates the approximate location point of each photo?</p> <p>D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="background-color: #FFFF00;">A.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">B.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">C.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">D.</td> <td style="background-color: #FFFF00;"></td> </tr> </table> | A. | | B. | | C. | | D. | |
| A. | | | | | | | | | |
| B. | | | | | | | | | |
| C. | | | | | | | | | |
| D. | | | | | | | | | |

Threshold Justification per Applicant

CSDP has been developed in accordance with the DCA Architectural Manual and 2017 QAP, it is included in Tab 15 along with the required pictures and map

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

- | | | | | | |
|---|---|-----------|--|-----------|--|
| <p>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?</p> <p>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?</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="background-color: #FFFF00;">A.</td> <td style="background-color: #FFFF00;"></td> </tr> <tr> <td style="background-color: #FFFF00;">B.</td> <td style="background-color: #FFFF00;"></td> </tr> </table> | A. | | B. | |
| A. | | | | | |
| B. | | | | | |

Threshold Justification per Applicant

We agree to comply with all building sustainability requirements set forth in the 2017 QAP and DCA Architectural Manual

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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	12	12	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	5	5	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	5	5	2%

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

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Walker-Bryant Associates, Inc**

- 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 existing buildings were built in the 1950s and then renovated in the 1980s prior to the Fair Housing Act of 1991. We have a legal opinion in Tab 17 explaining why existing buildings are exempt. Furthermore, it is economically infeasible to bring the exiting units to meet all accessibility requirements, including the 2017 DCA Accessibility Manual. Waivers were applied for and granted and are included with the application. All new construction will meet all accessibility requirements in the 2017 QAP and Manuals

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

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

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

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

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

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

<<Select exterior material /finish upgrade choice from options provided here>>

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

Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

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

1)
2)

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

Threshold Justification per Applicant

A waiver for exterior wall finishes and covered stairs was submitted to DCA and approved. The approval 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?

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

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

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

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

F. DCA Final Determination

Threshold Justification per Applicant

Pass?		
A.	Yes	
B.	No	
C.	Yes	
D.	No	
E.	Certifying GP/Developer	
F.	<< Select Designation >>	

A pre-application qualification determination was submitted to DCA. However, since the pre-application Columbia has entered the ownership and developer entities. We are submitting all required documentation under Tab 19.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

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

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

Threshold Justification per Applicant

Pass?		
A.	Yes	
B.	No	
C.	Yes	

CHS was submitted at pre-application for Rose Companies and Columbia entities; all documentation is submitted in Tab 19 of this application as well.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

24 RELOCATION AND DISPLACEMENT OF TENANTS

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

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

1) Number of Over Income Tenants	2		4) Number of Down units		
2) Number of Rent Burdened Tenants	11		5) Number of Displaced Tenants		
3) Number of Vacancies	11				

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

Yes	

Threshold Justification per Applicant

All relocation documents have been prepared in conformance with the 2017 QAP Manual and are in Tab 24 of the application

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

We agree to all of the above requirements

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

We are rehabilitating 200 out of the 204 existing units and utilizing existing utility infrastructure

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, 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.

Score Value	Self Score	DCA Score
92	20	20
10	10	10
	0	0
	0	0

TOTALS:

1. APPLICATION COMPLETENESS

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

A. Missing or Incomplete Documents

Number: 0

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

Organization

Number: 0

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

B. Financial and Other Adjustments

Number: 0

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

DCA's Comments:

Enter "1" for each item listed below.

A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly

Nbr

0

INCOMPLETE Documents:

Nbr

0

B. Financial adjustments/revisions:

Nbr

0

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3

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

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

REMINDEK: 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.

TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **222**

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%

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

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 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

B. Access to Public Transportation

Choose **only one option in B.**

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose **only one.** See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>
N/A - 4% Bond

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

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

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

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

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:
- b) Name of nonrelated third party LEED AP that prepared Feasibility Study: <<Enter LEED AP's Name here>> <<Enter LEED AP's Company Name here>>

2	A.	Yes/No	Yes/No

Commitments for **Building Certification:**

Yes/No Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20
1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?			
2. Project will meet program threshold requirements for Building Sustainability?			
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?			
B. Sustainable Building Certification Project commits to obtaining a sustainable building certification from the program chosen above?	1		
C. Exceptional Sustainable Building Certification	3	Yes/No	Yes/No
1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?			
D. High Performance Building Design The proposed building design demonstrates:	1	0	0
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.			

Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES	(Must use data from the most current FFIEC census report, published as of January 1, 2016)	7	0	0
A Census Tract Demographics		3	0	
& Competitive Pool chosen:	N/A - 4% Bond		Yes/No	Yes/No
B.	1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):			
	2. Less than <input type="text" value="< Select >"/> below Poverty level (see Income)	Actual Percent	<input type="text" value=""/>	
	3. Designated Middle or Upper Income level (see Demographics)	Designation:	<input type="text" value="< Select >"/>	
	4. (Flexible Pool) Project is NOT located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but IS located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)			
C. Georgia Department of Public Health Stable Communities	Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:	Per Applicant	Per DCA	2
		<input type="text" value="< Select >"/>	<input type="text" value="< Select >"/>	0
D. Mixed-Income Developments in Stable Communities	Market units: <input type="text" value="0"/> Total Units: <input type="text" value="222"/> Mkt Pct of Total: <input type="text" value="0.00%"/>	2	0	0

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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:

Website address (URL) of Transformation Plan:

--

A. Community Revitalization

- 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.)	

2 A.

--	--

Yes/No Yes/No

- 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>>

i.)		
ii.)		

- 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** Census Tract Number: **206** Eligible Basis Adjustment: **DDA/QCT**

OR

B. Community Transformation Plan

6 B.

--	--

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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TOTALS:	92	20	20

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD

2
1

Entity Name			Website				
Contact Name		Direct Line	Email			Yes/No	Yes/No

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. i ▶

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? Enter page nbr(s) here

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

iii. CQB Name			Website				
Contact Name		Direct Line	Email				

2. Quality Transformation Plan

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

4
2

a) *Public and Private Engagement* Tenancy: **Family**

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

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

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

ii. Transformation Partner 2 If "Other" Type, specify below:

Org Name

Website

Contact Name Direct Line

Email

Role

Date of Public Meeting 2 (optional) between Partners

Date(s) of publication of meeting notice

Publication(s)

Social Media

Mtg Locatn

Which Partners were present at Public Mtg 2 between Partners?

b) *Citizen Outreach* Choose either "i" or "ii" below for (b).

i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder? Yes/No Yes/No

or Nbr of Respondents

ii. Public Meetings Yes/No Yes/No

Meeting 1 Date Dates: Mtg 2 Mtg Notice Publication

Date(s) of publication of Meeting 1 notice Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners?

Publication(s) Publication(s)

Social Media Social Media

Meeting Location Mtg Locatn

Copy(-ies) of published notices provided in application binder? Copy(-ies) of published notices provided in application binder?

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

i. Local Population Challenge 1

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

ii. Local Population Challenge 2

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iii. Local Population Challenge 3

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

iv. Local Population Challenge 4

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

v. Local Population Challenge 5

Goal for increasing residents' access

Solution and Who Implements

Goal for catalyzing neighborhood's access

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

4		
1	1.	

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

TOTALS:

Source		Bank Name		Applicants: Please use "Pt IX B- Community Improvmt Narr" tab provided.
Contact	Direct Line	Account Name		
Email		Bank Website		
Bank Contact	Direct Line	Contact Email		
Description of Use of Funds				
Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan.				

2. Long-term Ground Lease

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

1	2.		

3. Third-Party Capital Investment

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

2	3.		
---	----	--	--

Unrelated Third-Party Name		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd party type>	
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?		
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles

Description of Investment or Funding Mechanism	
Description of Investment's Furtherance of Plan	
Description of how the investment will serve the tenant base for the proposed development	

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	48,237,392
--	---------	---------	--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

D. Community Designations

(Choose only one.)

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

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS

(choose A or B)

4	0	0
---	---	---

A. Phased Developments

Competitive Pool chosen:

N/A - 4% Bond

Phased Development?

No

0

3	A.	
	1.	

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

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

Number:

Name

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

Number:

Name

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

2.		
----	--	--

3. Are any other phases for this project also submitted during the current funding round?

3.		
----	--	--

4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

4.		
----	--	--

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3	B.	0	0
---	----	---	---

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

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

3	1.	
---	----	--

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

2	2.	
---	----	--

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4	C.	0	0
---	----	---	---

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

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

3	1.	
---	----	--

2. Since the 2000 DCA Housing Credit Competitive Round

(additional point)

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

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

2	3.	
---	----	--

Scoring Justification per Applicant

DCA's Comments:

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

10. MARKET CHARACTERISTICS

For DCA determination:

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

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	1	0	0
A.	1		
B.	1		

12. EXCEPTIONAL NON-PROFIT

0

	3		
		Yes/No	Yes/No

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:

13. RURAL PRIORITY

Competitive Pool:

N/A - 4% Bond

Urban or Rural: **Urban**

	2		
Unit Total		222	

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.

MGP	RAHF IV Edgewood Court MM, LLC	0.0090%	Jonathan F.P. Rose	NPSponsr	0	0.0000%	0
OGP1	Columbia Edgewood Court GP, LLC	0.0010%	Jonathan F.P. Rose	Developer	Jonathan Rose Companies, LLC // R	0.0000%	Jonathan F.P. R
OGP2	Columbia Edgewood Court GP, LLC	98.9900%	Jim Grauley	Co-Developer 1	New Affordable Housing Partners, LL	0.0000%	Jim Grauley
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	USBCDC	1.0000%	Robert Wasserman	Developmt Consult	0	0.0000%	0
State LP	USBCDC	0.0000%	Robert Wasserman				

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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

2
1

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: **Atlanta** County: **DeKalb** QCT? **Yes** Census Tract #: **206**

Scoring Justification per Applicant

DCA's Comments:

1	
B.	

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

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

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

48,237,392
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

3

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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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.

DCA's Comments:

	Score Value	Self Score	DCA Score
TOTALS:	92	20	20
Ranking Pts	Value	Range	Ranking Pts
	0 - 10		1.
	0 - 10		2.
	0 - 5		3.
	0 - 5		4.
	0 - 5		5.
	0 - 5		6.
	0 - 40		Total:
			0

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

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

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

22
222
22
36

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

B. Target Population Preference

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

Name of Public Housing Authority providing PBRA: PBRA Expiration:

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

Nbr of Settlement units:

0	0.0%

3	0	0
1.		
2.		

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

A. Historic and Adaptive Reuse

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

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

Historic Credit Equity:

0

Historic adaptive reuse units:

0

Total Units

222

% of Total

0.00%

2	0	0
2		
A.		

B. Historic

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

Nbr Historic units:

0

Total Units

222

% of Total

0.00%

1		
B.		

DCA's Comments:

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

1. In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:

Agree or Y/N Agree or Y/N

--	--

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

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

A. Preventive Health Screening/Wellness Program for Residents	3	0	0
1. a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?			
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?			
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?			
2. Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident	
a)			
b)			
c)			
d)			

B. Healthy Eating Initiative	2	0	0
Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?			
1. The community garden and edible landscape will:	a) Emphasize the importance of local, seasonal, and healthy food?		
	b) Have a minimum planting area of at least 400 square feet?		
	c) Provide a water source nearby for watering the garden?		
	d) Be surrounded on all sides with fence of weatherproof construction?		
	e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?		
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?			
Description of Monthly Healthy Eating Programs	Description of Related Event		
a)			
b)			
c)			
d)			

C. Healthy Activity Initiative	2	0	0
Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project?			
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?			
b) Contain an asphalt or concrete surface?			
c) Include benches or sitting areas throughout course of trail?			
d) Provide distance signage?			
	f) Provide trash receptacles?		
	g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?		

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20

- e) Provide 1 piece of fitness equipment per every 1/8 mile of trail? Length of Trail miles
2. The monthly educational information will be provided free of charge to the residents on related events?

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy Family

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

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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Score Value	Self Score	DCA Score
TOTALS:	20	20
	0	0

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%

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	Atlanta
Project County	DeKalb
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10	10

Base Score

Deductions

Additions

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE	92	20	20
EXCEPTIONAL NONPROFIT POINTS			0
INNOVATIVE PROJECT CONCEPT POINTS			0
NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS			20

PART NINE - SCORING CRITERIA - 2017-0 Edgewood Court Apartments, Atlanta, DeKalb County

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

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

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

**Score
Value**

Self Score	DCA Score
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TOTALS:

92

20	20
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DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

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

Edgewood Court Apartments

Atlanta, DeKalb County

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

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

Edgewood Court Apartments
Atlanta, DeKalb County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Edgewood Court Apartments

Atlanta, DeKalb County

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

Scoring Section 16 - Innovative Project Concept Narrative

Edgewood Court Apartments

Atlanta, 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>	
Funding Limits	LIHTC	Per Project	Flexible Pool Rural Pool
		Per Project	Extraordinary
	HOME	Per Owner Per Round	
		Per Project	
		Per Owner Per Round (% of HOME funds	
	HUD PIH Office of Capital Improvements - Total Development Costs	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
Chattanooga	Detached/Ser	133,109	174,341	211,588	258,924	304,750	Chattanooga
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504	Chattanooga
Chattanooga	Row House	124,813	163,799	199,390	245,408	291,530	Chattanooga
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424	Chattanooga
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>
Annual Operating Expenses		
Annual Operating Expenses	Urban	Per Unit
	City of Atlanta	
	Other MSA	Per Unit
	Rural	Per Unit
	MSA	
	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
Development Costs		
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 c
Builder's Overhead	n/a	% of (Construction Hard Costs, exclusive c
General Requirements (exclusive of Contractor Svcs)	n/a	% of (Construction Hard Costs, exclusive c
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
	Identity of Interest	Maximum Waiver Amount for 4% bond app
		% of (TDC - budgeted DF - Demo - uw Lar
		% of Existing Structures acquisition cost (ir
		% of (TDC - budgeted DF - uw Land - Acq
		% of (TDC - budgeted DF - uw Land - Acq
		% of (TDC - budgeted DF - uw Land)
		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)
Rent-Up Reserve		Mths of Year 1 O&M Expense (out of 12)
LIHTC Final Inspection Fee		Mths of projected operating expenses
		Per Project

Proforma Operating Forecast

Number of Persons in Family and Percentage Adjustments for Rent Calculations

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

Setasides

Nonprofit	Percent of available 9% credit pool
CHDO	Amount from state HOME allocation

Pools

Rural	Percent of available 9% credit pool
Flexible	Percent of available 9% credit pool

Unit Accessibility

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

<u># Bdrms</u>	<u>Adj</u>	<u>AFS</u>
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

<u>Unit Type</u>	<u>Use</u>	<u>Appliance Ty</u>	NORTHERN Region					SO
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR

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

Area	2016 AMI	State	County Name	Utility Region	(Non)Metropolitan SA	MSA?	FMR MSA	FMR MSA
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	Y
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cour	N

Augusta-Richmor	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-Clarke	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
Glascok 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
Irwin 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	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N
Macon Co.	38,700		Glascok	North	Glascok Co.	Non-MSA	Glascok Cou	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 Cou	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-Clarke	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-Clarke	Y
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clarke	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 Coun	N
		Screven	South	Screven Co.	Non-MSA	Screven Cou	N
		Select City first	Select City first	Select City first			
		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 MSA	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/Ser	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/Ser	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/Ser	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/Ser	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/Ser	146,419	191,775	232,746	284,816	335,225
Elevator	118,618	166,064	213,512	284,683	355,854
Row House	137,294	180,178	219,329	269,948	320,683
Walkup	113,789	157,113	199,183	259,933	323,866
Detached/Ser	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/Ser	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/Ser	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/Ser	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.

s

s

(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)

(estimated 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

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

DCA Rural Tax-Exempt

Rural	Abbeville Housing Authority
Rural	Acworth Downtown Development Authority
Rural	Adairsville Development Authority
Urban	Adairsville Downtown Development Authority
Rural	Albany-Dougherty Inner City Authority

<u>City</u>	<u>County</u>
Abbeville	Wilcox
Acworth	Cobb
Adairsville	Bartow
Adel	Cook
Adrian	Johnson

Cities w/ LIHTC

Abbeville	Has LIHTC Project
Acworth	Has LIHTC Project
Adairsville	Has LIHTC Project
Adrian	Has LIHTC Project
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 Author	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 Developm	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 Estat	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 Author	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 Aut	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 Author	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 Aut	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 Hill	Has LIHTC Project
Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowers Branch	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 Springs	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	Barlow	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	Clarksville	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 Tw	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 Bal	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 Athens	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 City	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 Mountain	Has LIHTC Project
	Development Authority of White County	Dewy Rose	Elbert	Pooler	Has LIHTC Project
	Development Authority of Whitfield County	Dexter	Laurens	Powder Springs	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	Douglasville	Seminole	Reidsville	Has LIHTC Project
	Downtown Development Authority for the City of Garden City	Dooling	Dooly	Richland	Has LIHTC Project
	Downtown Development Authority for the City of Hahira, Georgia	Doraville	DeKalb	Richmond Hill	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 Robins	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 County	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 Springs	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 Mountain	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, Georgia	Fitzgerald	Ben Hill	Union Point	Has LIHTC Project
	Downtown Development Authority of the City of Dallas, Georgia	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 Springs	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 Spring	Franklin	West Point	Has LIHTC Project
	Downtown Development Authority of the City of Morrow, Georgia	Funston	Colquitt	Willacoochee	Has LIHTC Project
	Downtown Development Authority of the City of Newnan, Georgia	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 Tallapoos	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 C	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 MainStre	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	Hiawassee	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 Estate	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	Glascok
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, , Oliver	Oliver	Screven
Joint Development Authority of Bartow County and Picken	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mi	Omega	Tift
Joint Development Authority of Burke County and City of V	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, He	Oxford	Newton
Joint Development Authority of Fannin County, Towns Cot	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stepher	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City ar	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, z	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehu	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree 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 Auti	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 Authority	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 Nacoochee	White
The Downtown Development Authority of Bainbridge, Georgia	Savannah	Chatham
The Downtown Development Authority of the City of Griffin, Georgia	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	Senola	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	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
	Tallah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upson
	Thomasston	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


