

Project Narrative
Cumberland Village Apartments
St. Marys, Camden County

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

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

Cumberland Village Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1980, the property has sixty five (65) total residential units for low-income family households and is located in St. Marys, Georgia. The city of St. Marys is located 30 miles northwest of Jacksonville, FL and about 155 miles northeast of Tallahassee, FL and about 250 miles southeast of Atlanta, GA. The property is conveniently located at 7300 Martha Drive, St. Marys, GA 31558 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Cumberland Village Apartments is currently 93.85% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 13 units. The property includes sixty five (65) apartment units housed in 14 residential buildings, as well as one common area building housing the laundry, management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 37 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$2,280,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$1,266,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

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

Boston Financial Investment Management, LP is the proposed Syndicator for the 4% LIHTC's. It is anticipated that an affiliate of this group will be admitted into the partnership as the Investor Member and will contribute an estimated \$1,685,425 in Federal and \$776,876 in State LIHTC proceeds to the project.

Unless recently replaced by management, planned interior improvements will include (but are not limited to) upgrading the kitchens and bathrooms with new cabinets, countertops, energy efficient plumbing fixtures and appliances, as needed. Additional interior work includes the installation of new flooring (vinyl), energy star qualified HVAC systems and domestic hot water units, per the unit matrix. Electrical improvements will include the replacement of interior and exterior light fixtures, new GFI outlets and new smoke detectors. Exterior improvements include vinyl siding, new energy efficient windows, and new exterior doors, as needed. Furthermore, additional community work will include parking lot and sidewalk repairs, landscaping upgrades and new property signage.

As evidenced by the above summary, the proposed rehabilitation of Cumberland Village Apartments is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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)	\$ 131,687	DCA HOME (from Consent Form)	\$ -
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###	2017PA-518
			Have any changes occurred in the project since pre-application?	No

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

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

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

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

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

IV. PROJECT LOCATION

Project Name	Cumberland Village Apartments			Phased Project?	No
Site Street Address (if known)	300 Martha Drive			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	300 Martha Drive			Scattered Site?	No Nbr of Sites 1
Site Geo Coordinates (##.#####)	Latitude: 30.753702	Longitude: -81.568079	Acreage	6.6400	
City	St. Marys	9-digit Zip**	31558-8924		
Site is predominantly located:	Within City Limits	County	Camden		
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall:	Rural

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

Congressional	State Senate	State House
1	3	180

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

Political Jurisdiction

Name of Chief Elected Official	John F. Morrissey			Title	Mayor
Address	418 Osborne Street			City	St. Marys
Zip+4	31558-8402	Phone	(912) 510-4041		
				Email	John.Morrissey@stmarysga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse: Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab			0
Acquisition/Rehabilitation	65	For Acquisition/Rehabilitation, date of original construction:			1980

PART ONE - PROJECT INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

B. Mixed Use

No

C. Unit Breakdown

		PBRA
Number of Low Income Units	64	13
Number of 50% Units	0	0
Number of 60% Units	64	13
Number of Unrestricted (Market) Units	0	
Total Residential Units	64	
Common Space Units	1	
Total Units	65	

D. Unit Area

Total Low Income Residential Unit Square Footage	48,670
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	48,670
Total Common Space Unit Square Footage	877
Total Square Footage from Units	49,547

E. Buildings

Number of Residential Buildings	14
Number of Non-Residential Buildings	1
Total Number of Buildings	15

Total Common Area Square Footage from Nonresidential areas	970
Total Square Footage	50,517

F. Total Residential Parking Spaces

147

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

If combining Other with	Family	[]	Elderly	[]
Family or Sr, show # Units:	HFOP	[]	Other	[]

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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% of Total Units	6.2%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	3.1%	Required:	2%

VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

20% of HOME-Assisted Units at 50% of AMI

No

VIII. SET ASIDES

A. LIHTC: Nonprofit

No

B. HOME: CHDO

No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Housing Authority of the City of Macon, Georgia				Inducement Date:	March 9, 2017	
Office Street Address	2015 Felton Avenue				Applicable OAP:	2017	
City	Macon	State	GA	Zip+4	31201-2404	T-E Bond \$ Allocated:	65,000,000
Contact Name	Quanita Rhodes	Title	Finance Director		E-mail		
10-Digit Office Phone	(478) 752-5096	Direct line	(478) 752-5096	Website			

PART ONE - PROJECT INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

<input style="width: 100%;" type="text" value="Yes"/>
<input style="width: 100%;" type="text" value="No"/>
<input style="width: 100%;" type="text"/>

First Building ID Nbr in Project

Last Building ID Nbr in Project

<input style="width: 100%;" type="text" value="GA-"/>
<input style="width: 100%;" type="text" value="GA-"/>

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

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

PART ONE - PROJECT INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Number of Public Housing Units reserved and rented to public housing tenants:	<input type="text"/>	% of Total Residential Units	<input type="text"/>	0%
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%
Local PHA	<input type="text"/>		Contact	<input type="text"/>
Street Address	<input type="text"/>		Direct line	<input type="text"/>
City	<input type="text"/>	Zip+4	Cellular	<input type="text"/>
Area Code / Phone	<input type="text"/>	Email	<input type="text"/>	

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 Existing Units	65
Number Occupied	61
% Existing Occupied	93.85%

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

Amenities?	<input type="text" value="Yes"/>	Qualification Determination?	<input type="text" value="Yes"/>
Architectural Standards?	<input type="text" value="Yes"/>	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="text"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="text"/>	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	<input type="text" value="Yes"/>	If Yes, new Limit is ----->:	\$2,874
Credit Award Limitation (extraordinary circumstances)?	<input type="text"/>	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

Acquisition	March 31, 2018
Rehab	December 31, 2019
New Construction	<input type="text"/>

<p>XIV. APPLICANT COMMENTS AND CLARIFICATIONS</p> <p>Section X (Tax Exempt Bond Financed Project) - Official name of Issuer: The Housing Authority of Macon-Bibb Coounty, Website: http://www.maconhousing.com. This listing was not available in the dropdown above for issuers. The website could not be entered in the field above because it is pre-set for a telephone number. Total issuance is a not to exceed number of \$65,000,000 for the portfolio. Final bond amounts will be determined in conjunction with the issuer and bond counsel within two weeks of closing.</p> <p>Section XIII (Additional Project Information) - Additional financial waivers were requested and granted.</p>	<p>XV. DCA COMMENTS - DCA USE ONLY</p>
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Hallmark Cumberland Village, LLC				Name of Principal		Martin H. Petersen	
3111 Paces Mill Road, STE A-250				Title of Principal		Manager	
Atlanta		Fed Tax ID: 82-1183201		Direct line		(770) 984-2100	
GA	Zip+4	30339-5704	Org Type:	For Profit		Cellular	
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com		

*** Must be verified by applicant using following website:**

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

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

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

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

b. State Limited Partner

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

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

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State
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 Cumberland Village Apartments, St. Marys, Camden County

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II. DEVELOPER(S)

A. DEVELOPER

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

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

B. CO-DEVELOPER 1

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

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

C. 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.

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

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.

Great Southern, LLC				Name of Principal	Mike McGlamry
2009 Springhill Drive				Title of Principal	Manager
Valdosta	Website	www.greatsouthernllc.com		Direct line	
GA	Zip+4	31602-2135		Cellular	(229) 561-9997
(229) 506-6876		E-mail		mike@greatsouthernllc.com	

C. MANAGEMENT COMPANY

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

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

D. ATTORNEY

Coleman Talley, LLP				Name of Principal	Gregory Q. Clark
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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Office Street Address	3475 Lenox Road N.E., STE 400			Title of Principal	Partner
City	Atlanta	Website	www.colemantalley.com	Direct line	(229) 671-8260
State	GA	Zip+4	30326-3229	Cellular	(229) 834-9704
10-Digit Office Phone / Ext.	(229) 242-7526	E-mail	greg.clark@colemantalley.com		

E. ACCOUNTANT

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

F. ARCHITECT

Office Street Address	Wallace Architects, LLC 302 Campusview Drive, Suite 208			Name of Principal	Zac Wallace
City	Columbia	Website	www.wallacearchitects.com	Title of Principal	Project Coordinator
State	MO	Zip+4	65201-7506	Direct line	(660) 826-7000
10-Digit Office Phone / Ext.	(573) 256-7200	E-mail	zacw@wallacearchitects.com		

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

A. LAND SELLER (If applicable)

Office Street Address	St. Marys Ltd., L.P.	Principal	Martin H. Petersen	10-Digit Phone / Ext.	7709842100/107
State	GA	Zip+4	30339-5704	City	Atlanta
		E-mail	mpetersen@hallmarkco.com		

B. IDENTITY OF INTEREST

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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8. Other

Yes	Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information.
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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.	
		Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr		No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner		No	No	For Profit	99.9900%	No	
State Ltd Partner		No	No	For Profit	0.0000%	No	
NonProfit Sponsor							
Developer		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant		No	No	For Profit	0.0000%	No	
Contractor		No	No	For Profit	0.0000%	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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Management Company		No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark Development Services, LLC. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Cumberland Village, LLC (the Transferee).</p> <p>Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Cumberland Village, LLC (the Transferee).</p> <p>Developer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of Hallmark Development Services, LLC (the Developer).</p> <p>See Tab 19 Qualification for the Organizational Chart.</p>	
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PART THREE - SOURCES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage	Yes	USDA 515
Yes	Tax Exempt Bonds: \$	2,280,000		Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless	Yes	USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Greystone Servicing Corporation, Inc. (RD 538)	1,266,000	4.500%	480
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	965,898	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	89,957		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	570,268		
State Housing Credit Equity	Boston Financial Investment Management, LP	268,361		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County		
Other Type (specify)	Surplus Replacement Reserves	Hallmark Cumberland Village, LLC		
Other Type (specify)				
Total Construction Financing:		4,216,485		
Total Construction Period Costs from Development Budget:		4,216,485		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
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PART THREE - SOURCES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Mortgage A (Lien Position 1)	Greystone Servicing Corporation, Inc. (RD 538)	1,266,000	4.500%	40	40	68,298	Amortizing
Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	965,898	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	15.48% Hallmark Development Services, LLC	89,957	2.500%	12	12	13,928	Cash Flow

Total Cash Flow for Years 1 - 15: 232,034
 DDF Percent of Cash Flow (Yrs 1-15) **52.316%** 52.316%
 Cash flow covers DDF P&I? **Yes**

Federal Grant								
State, Local, or Private Grant								
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,685,425				Equity Check	+ / -	TC Equity
State Housing Credit Equity	Boston Financial Investment Management, LP	776,876				1,685,594	-169.01	% of TDC
Historic Credit Equity						776,953	-77.28	35%
Invstmt Earnings: T-E Bonds	U.S. Bank	11,400						16%
Invstmt Earnings: Taxable Bonds								51%
Income from Operations								
Other: Surplus Replacement	Hallmark Cumberland Village, LLC	42,000						
Other:								
Other:								
Total Permanent Financing:		4,837,556						
Total Development Costs from Development Budget:		4,837,556						
Surplus/(Shortage) of Permanent funds to development costs:		0						

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Section I USDA PBRA: The project has 13 units of USDA Section 521 Rental Assistance. Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program. Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.	
---	--

PART FOUR - USES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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				5,490			4,710		
Market Study				4,400			4,400		
Environmental Report(s)				10,667			10,667		
Soil Borings									
Boundary and Topographical Survey									
Zoning/Site Plan Fees									
Other: Capital Needs Assessment				4,800			4,800		
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				Subtotal	-	-	24,577	-	
ACQUISITION					ACQUISITION				
Land				130,000					
Site Demolition									
Acquisition Legal Fees (if existing structures)				20,409		16,779			
Existing Structures				1,037,398		784,656			
				Subtotal		801,435		-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	62,738		416,582			416,582		
Site Construction (Off-site)									
				Subtotal	-	-	416,582	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction									
Residential Structures - Rehab				1,585,892			1,585,892		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				18,248			18,248		
				Subtotal	-	-	1,604,140	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%							
	6.000%	121,243	6.000%	121,243			121,243		
Builder Overhead	2.000%	40,414	2.000%	40,414			40,414		
General Requirements*	6.000%	121,243	6.000%	121,243			121,243		
*See QAP: General Requirements policy	14.000%	282,901	Subtotal	282,900	-	-	282,900	-	
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					Average TCHC:	35,994.10	per Res'l unit	35,440.34	per unit
2,303,622.26						47.33	per Res'l unit SF	46.49	per unit sq ft
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
							45.60	per total sq ft	

PART FOUR - USES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

		7.00%	161,254			161,254	
I. DEVELOPMENT BUDGET (cont'd)			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING				CONSTRUCTION PERIOD FINANCING			
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee							
Construction Loan Interest			82,620			57,200	
Construction Legal Fees							
Construction Period Inspection Fees			2,000			2,000	
Construction Period Real Estate Tax							
Construction Insurance							
Title and Recording Fees							
Payment and Performance bonds			30,263			30,263	
Other:							
Other:							
	Subtotal		114,883	-	-	89,463	-
PROFESSIONAL SERVICES				PROFESSIONAL SERVICES			
Architectural Fee - Design			42,250			42,250	
Architectural Fee - Supervision			22,750			22,750	
Green Building Consultant Fee	Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft)							
Accessibility Inspections and Plan Review			1,375			1,375	
Construction Materials Testing							
Engineering							
Real Estate Attorney							
Accounting			10,000			10,000	
As-Built Survey			9,680			8,304	
Other: Energy Audit Testing			4,875			4,875	
	Subtotal		90,930	-	-	89,554	-
LOCAL GOVERNMENT FEES		<i>Avg per unit: 0</i>		LOCAL GOVERNMENT FEES			
Building Permits							
Impact Fees							
Water Tap Fees	<i>waived?</i>						
Sewer Tap Fees	<i>waived?</i>						
	Subtotal		-	-	-	-	-
PERMANENT FINANCING FEES				PERMANENT FINANCING FEES			
Permanent Loan Fees			44,214				
Permanent Loan Legal Fees			6,500				
Title and Recording Fees			2,250				
Bond Issuance Premium							
Cost of Issuance / Underwriter's Discount			42,889				

PART FOUR - USES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Other:				
	Subtotal	95,853		-

I. DEVELOPMENT BUDGET (cont'd)

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	10,535	10,535				
LIHTC Compliance Monitoring Fee	52,000	52,000				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	Subtotal	81,035				-
EQUITY COSTS						
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	Subtotal	16,604				-
DEVELOPER'S FEE						
Developer's Overhead	10.000%	58,106		12,076	46,030	
Consultant's Fee	70.000%	406,744		84,532	322,212	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	116,213		24,152	92,061	
	Subtotal	581,063	-	120,760	460,303	-
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	46,710					
Operating Deficit Reserve:	127,569	76,261				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 108	7,000			7,000	
Other: PRA Escrow		76,608			-	
	Subtotal	159,869	-	-	7,000	-
OTHER COSTS						
Relocation		19,029			19,029	
Other: Project Administration		250			-	
	Subtotal	19,279	-	-	19,029	-

PART FOUR - USES OF FUNDS - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

131,687

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

131,687

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

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

COMPLIANCE MONITORING FEE: The Compliance Monitoring fee is \$800 per unit for a total of \$52,000.

RESERVES:
RENT UP RESERVE - If this transaction is approved, the project will undergo an in-place rehab where no tenants will be displaced during the rehab, therefore no rent-up reserve is needed.
OPERATING DEFECIT RESERVE – A waiver has been approved by DCA (consider operating deficit reserve equivalent to 3.5 months of operating expenses plus 3.5 months of debt service).

PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$76,608 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

PART FOUR (b) - OTHER COSTS - 2017-0 - Cumberland Village Apartments - St. Marys - Camden, County

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PRE-DEVELOPMENT COSTS

Capital Needs Assessment

CNA - An as-is and post-rehab capital needs assessment were completed by EMG.

The capital needs assessments are depreciable soft costs included in the calculation of eligible basis.

Total Cost 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

OTHER CONSTRUCTION HARD COSTS

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

0

Total Cost Total Basis

0

Total Cost Total Basis

PROFESSIONAL SERVICES

Energy Audit Testing

Energy Audit Testing - The energy audits (test-in and test-out) will be completed by Jack Wynn of Southern Home Energy Solutions as part of the energy savings assessments for DCA and Georgia Power rebates.

The energy audits are depreciable soft costs included in the calculation of eligible basis.

Total Cost Total Basis

PERMANENT FINANCING FEES

0

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost

DCA-RELATED COSTS

0

Total Cost

0

Total Cost

EQUITY COSTS

0

Total Cost

START-UP AND RESERVES

PRA Escrow

A PRA (private rental assistance) escrow of 76,608 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. $\$76,608 = (\$63 \text{ increase} \times 30 \text{ units} \times 24 \text{ months}) + (\$62 \text{ increase} \times 21 \text{ units} \times 24 \text{ months})$

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost Total Basis

OTHER COSTS

Project Administration

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

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

USDA approved budget for 2017		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)					
		Tenant	Owner	Efficiency	1	2	3	4	
Heat	Electric	X			21	31	35		
Cooking	Electric	X			7	11	12		
Hot Water	Electric	X			13	19	22		
Air Conditioning	Electric	X			9	14	16		
Range/Microwave	Electric	X			7	10	12		
Refrigerator	Electric	X			7	10	12		
Other Electric	Electric	X			7	12	13		
Water & Sewer	Submetered*? No	X			52	58	64		
Refuse Collection		X			25	25	25		
Total Utility Allowance by Unit Size					0	148	190	211	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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

DCA COMMENTS

Elevator	Historic	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
Unit Square Footage:	Low Income	0	19,560	25,350	3,760	0	48,670
	60% AMI	0	0	0	0	0	0
	50% AMI	0	19,560	25,350	3,760	0	48,670
	Total	0	0	0	0	0	0
	Unrestricted	0	19,560	25,350	3,760	0	48,670
Total Residential	0	0	877	0	0	877	
Common Space	0	19,560	26,227	3,760	0	49,547	
Total	0	0	0	0	0	0	

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 6,556 Laundry, vending, app fees, etc. Actual pct of PGI: 2.11%

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	16,402
Maintenance Salaries & Benefits	28,250
Support Services Salaries & Benefits	14,661

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Taxes and Insurance

Real Estate Taxes (Gross)*	14,904
Insurance**	26,615
Other (describe here)	1,005

Other (describe here)	
Subtotal	59,313

On-Site Office Costs

Office Supplies & Postage	2,601
Telephone	2,124
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
Subtotal	4,725

Maintenance Expenses

Contracted Repairs	38
General Repairs	500
Grounds Maintenance	2,350
Extermination	5,917
Maintenance Supplies	5,380
Elevator Maintenance	0
Redecorating	974
Other (describe here)	
Subtotal	15,159

Professional Services

Legal	568
Accounting	6,075
Advertising	305
Other (describe here)	
Subtotal	6,948

Utilities (Avg\$/mth/unit)

Electricity	8	6,547
Natural Gas	2	1,200
Water&Swr	3	2,316
Trash Collection		9,708
Other (describe here)		
Subtotal		19,771

WARNING!
RR proposed is below the DCA required minimum.

Subtotal 42,524

Management Fee: 38,400

635.24 Average per unit per year

52.94 Average per unit per month

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

TOTAL OPERATING EXPENSES 186,840

Average per unit 2,874.46

Total OE Required 2,874

Replacement Reserve (RR) 19,500

Proposed averaga RR/unit amount: 300

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	65 units x \$350 =	22,750
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	65	22,750

TOTAL ANNUAL EXPENSES 206,340

V. APPLICANT COMMENTS AND CLARIFICATIONS

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

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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:	13.04%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	310,536	316,747	323,082	329,543	336,134	342,857	349,714	356,708	363,842	371,119
Ancillary Income	6,211	6,335	6,462	6,591	6,723	6,857	6,994	7,134	7,277	7,422
Vacancy	(22,172)	(22,616)	(23,068)	(23,529)	(24,000)	(24,480)	(24,970)	(25,469)	(25,978)	(26,498)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(148,440)	(152,893)	(157,480)	(162,204)	(167,071)	(172,083)	(177,245)	(182,562)	(188,039)	(193,681)
Property Mgmt	(38,400)	(39,552)	(40,739)	(41,961)	(43,220)	(44,516)	(45,852)	(47,227)	(48,644)	(50,103)
Reserves	(19,500)	(20,085)	(20,688)	(21,308)	(21,947)	(22,606)	(23,284)	(23,983)	(24,702)	(25,443)
NOI	88,234	87,936	87,569	87,131	86,619	86,030	85,358	84,601	83,756	82,817
Mortgage A	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	19,937	19,638	19,271	18,834	18,321	17,732	17,060	16,304	15,458	14,520
DCR Mortgage A	1.29	1.29	1.28	1.28	1.27	1.26	1.25	1.24	1.23	1.21
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.29	1.29	1.28	1.28	1.27	1.26	1.25	1.24	1.23	1.21
Oper Exp Coverage Ratio	1.43	1.41	1.40	1.39	1.37	1.36	1.35	1.33	1.32	1.31
Mortgage A Balance	1,254,436	1,242,340	1,229,689	1,216,457	1,202,617	1,188,141	1,173,000	1,157,163	1,140,599	1,123,274
Mortgage B Balance	975,601	985,402	995,302	1,005,300	1,015,400	1,025,600	1,035,903	1,046,310	1,056,821	1,067,438
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	378,542	386,112	393,835	401,711	409,746	417,941	426,299	434,825	443,522	452,392
Ancillary Income	7,571	7,722	7,877	8,034	8,195	8,359	8,526	8,697	8,870	9,048
Vacancy	(27,028)	(27,568)	(28,120)	(28,682)	(29,256)	(29,841)	(30,438)	(31,047)	(31,667)	(32,301)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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:	13.04%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Expenses less Mgt Fee	(199,491)	(205,476)	(211,640)	(217,989)	(224,529)	(231,265)	(238,203)	(245,349)	(252,709)	(260,290)
Property Mgmt	(51,606)	(53,155)	(54,749)	(56,392)	(58,083)	(59,826)	(61,621)	(63,469)	(65,373)	(67,335)
Reserves	(26,206)	(26,993)	(27,802)	(28,636)	(29,495)	(30,380)	(31,292)	(32,231)	(33,197)	(34,193)
NOI	81,781	80,643	79,400	78,046	76,577	74,987	73,272	71,427	69,445	67,321
Mortgage A	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	13,484	12,345	11,103	9,748	8,280	6,690	4,975	3,130	1,148	(977)
DCR Mortgage A	1.20	1.18	1.16	1.14	1.12	1.10	1.07	1.05	1.02	0.99
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.20	1.18	1.16	1.14	1.12	1.10	1.07	1.05	1.02	0.99
Oper Exp Coverage Ratio	1.29	1.28	1.27	1.26	1.25	1.23	1.22	1.21	1.20	1.19
Mortgage A Balance	1,105,153	1,086,200	1,066,376	1,045,641	1,023,953	1,001,270	977,544	952,728	926,772	899,624
Mortgage B Balance	1,078,161	1,088,993	1,099,933	1,110,982	1,122,143	1,133,416	1,144,803	1,156,303	1,167,919	1,179,652
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	461,440	470,669	480,082	489,684	499,478	509,467	519,657	530,050	540,651	551,464
Ancillary Income	9,229	9,413	9,602	9,794	9,990	10,189	10,393	10,601	10,813	11,029
Vacancy	(32,947)	(33,606)	(34,278)	(34,963)	(35,663)	(36,376)	(37,103)	(37,846)	(38,602)	(39,375)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(268,099)	(276,142)	(284,426)	(292,959)	(301,748)	(310,800)	(320,124)	(329,728)	(339,620)	(349,809)
Property Mgmt	(69,355)	(71,435)	(73,578)	(75,786)	(78,059)	(80,401)	(82,813)	(85,297)	(87,856)	(90,492)
Reserves	(35,219)	(36,276)	(37,364)	(38,485)	(39,639)	(40,829)	(42,054)	(43,315)	(44,615)	(45,953)
NOI	65,049	62,624	60,038	57,284	54,358	51,251	47,955	44,465	40,771	36,865
Mortgage A	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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:	13.04%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(3,249)	(5,674)	(8,260)	(11,013)	(13,940)	(17,047)	(20,342)	(23,833)	(27,527)	(31,433)
DCR Mortgage A	0.95	0.92	0.88	0.84	0.80	0.75	0.70	0.65	0.60	0.54
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.95	0.92	0.88	0.84	0.80	0.75	0.70	0.65	0.60	0.54
Oper Exp Coverage Ratio	1.17	1.16	1.15	1.14	1.13	1.12	1.11	1.10	1.09	1.08
Mortgage A Balance	871,229	841,529	810,464	777,973	743,989	708,444	671,265	632,379	591,707	549,166
Mortgage B Balance	1,191,503	1,203,473	1,215,563	1,227,774	1,240,108	1,252,567	1,265,150	1,277,859	1,290,697	1,303,663
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	562,493	573,743	585,218	596,922	608,860
Ancillary Income	11,250	11,475	11,704	11,938	12,177
Vacancy	(40,162)	(40,965)	(41,785)	(42,620)	(43,473)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(360,303)	(371,112)	(382,245)	(393,713)	(405,524)
Property Mgmt	(93,207)	(96,003)	(98,883)	(101,850)	(104,905)
Reserves	(47,332)	(48,752)	(50,214)	(51,721)	(53,272)
NOI	32,739	28,386	23,795	18,957	13,864
Mortgage A	(68,298)	(68,298)	(68,298)	(68,298)	(68,298)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(35,558)	(39,912)	(44,502)	(49,341)	(54,434)
DCR Mortgage A	0.48	0.42	0.35	0.28	0.20

PART SEVEN - OPERATING PRO FORMA - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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:	13.04%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	38,400
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	0.48	0.42	0.35	0.28	0.20
Oper Exp Coverage Ratio	1.07	1.06	1.04	1.03	1.02
Mortgage A Balance	504,670	458,131	409,453	358,539	305,287
Mortgage B Balance	1,316,760	1,329,988	1,343,349	1,356,844	1,370,475
Mortgage C Balance					
Other Source Balance					

III. Applicant Comments & Clarifications

IV. DCA Comments

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

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

Vacancy has been underwritten to 7%.

DSCR: A waiver of the 1.25 DSCR requirement has been obtained from DCA.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
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12.)
13.)
14.)
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17.)
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19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

--

2 COST LIMITS

Pass?

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

New Construction and Acquisition/Rehabilitation

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

Is this Criterion met?

<u>Unit Type</u>	<u>Nbr Units</u>	<u>Unit Cost Limit total by Unit Type</u>
Detached/Se Efficiency	0	117,818 x 0 units = 0

<u>Nbr Units</u>	<u>Unit Cost Limit total by Unit Type</u>
0	129,599 x 0 units = 0

MSA for Cost Limit

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

mi-Detached	1 BR	1	0	154,420 x 0 units =	0	0	169,862 x 0 units =	0
	2 BR	2	0	187,511 x 0 units =	0	0	206,262 x 0 units =	0
	3 BR	3	0	229,637 x 0 units =	0	0	252,600 x 0 units =	0
	4 BR	4	0	270,341 x 0 units =	0	0	297,375 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House	Efficiency	0	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0
	1 BR	1	30	144,909 x 30 units =	4,347,270	0	159,399 x 0 units =	0
	2 BR	2	31	176,506 x 31 units =	5,471,686	0	194,156 x 0 units =	0
	3 BR	3	4	217,443 x 4 units =	869,772	0	239,187 x 0 units =	0
	4 BR	4	0	258,414 x 0 units =	0	0	284,255 x 0 units =	0
	<i>Subtotal</i>		<i>65</i>		<i>10,688,728</i>	<i>0</i>		<i>0</i>
Walkup	Efficiency	0	0	91,210 x 0 units =	0	0	100,331 x 0 units =	0
	1 BR	1	0	125,895 x 0 units =	0	0	138,484 x 0 units =	0
	2 BR	2	0	159,553 x 0 units =	0	0	175,508 x 0 units =	0
	3 BR	3	0	208,108 x 0 units =	0	0	228,918 x 0 units =	0
	4 BR	4	0	259,274 x 0 units =	0	0	285,201 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator	Efficiency	0	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0	0	147,145 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0	0	189,186 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0	0	252,249 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type			65		10,688,728	0		0

MOU for Cost Limit purposes:

Valdosta

Tot Development Costs:

4,837,556

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

10,688,728

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

Threshold Justification per Applicant *DCA's Comments:*

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

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

4 REQUIRED SERVICES

Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?** **Disagree**
- B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

- C. For applications for rehabilitation of existing congregate supportive housing developments:
Name of behavioral health agency, continuum of care or service provider for which MOU is include C.

Threshold Justification per Applicant

DCA's Comments:

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

5 MARKET FEASIBILITY

Pass?

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy

- A. **Bowen National Research**
- B. **6 months**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

C. Overall Market Occupancy Rate

C. **99.20%**

D. Overall capture rate for tax credit units

D. **10.60%**

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

Project Nbr	Project Name
1	2016-010 Preserve at Newport
2	2016-008 Village at Winding Road II

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **Yes**

Threshold Justification per Applicant

It is the market analysts opinion that a market will continue to exist for the 64 revenue units upon renovations. The subject will continue to be marketable in terms of unit mix and location. Given that nearly all affordable developments within the Site PMA are 100.0% occupied and maintain a wait list, the subject project will continue to offer a housing alternative to low-income households that is not readily available in the area.

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

DCA's Comments:

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

1) Does it provide a land value?

1) **Yes**

2) Does it provide a value for the improvements?

2) **Yes**

3) Does the appraisal conform to USPAP standards?

3) **Yes**

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

4) **Yes**

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

C. **No**

D. Has the property been:

D.

1) Rezoned?

1) **No**

2) Subdivided?

2) **No**

3) Modified?

3) **No**

Threshold Justification per Applicant

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

DCA's Comments:

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

B. Is a Phase II Environmental Report included?

B.

No	
----	--

C. Was a Noise Assessment performed?

C.

Yes	
-----	--

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

1) **Geotechnical & Environmental Consultants, Inc.**
2) **<65 dB**

No applicable major roads (<65 dB), St. Mary's Airport 350 ft East (<65 dB), St. Marys Railroad Company (SM) Crossing 3,200 ft South (<42 dB)

D. Is the subject property located in a:

D.

--	--

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

1)

No	
----	--

2)

No	
----	--

a)

--	--

b)

--	--

c)

--	--

3)

No	
----	--

a)

--	--

b)

--	--

c)

--	--

4)

No	
----	--

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

- 1) Lead-based paint?

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

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

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

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

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

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

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

Yes	
-----	--

- 9) Mold?

No	
----	--
- 10) PCB's?

No	
----	--
- 11) Radon?

No	
----	--

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

--	--

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

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

1)

--	--

2)

--	--

3)

--	--

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

G.

N/A	
-----	--

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

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

H.

<<Select>>	<<Select>>
------------	------------

I. List all contiguous Census Tracts:

I.

--	--

J. Is Contract Addendum included in Application?

J.

--	--

Threshold Justification per Applicant

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

DCA's Comments:

--	--

8 SITE CONTROL

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

Expiration Date:

12/31/18

Pass?

--	--

B. Form of site control:

B. **Contract/Option**

<<Select>>	
------------	--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

C. St. Mary's Ltd. L.P	
D. Yes	

Threshold Justification per Applicant

8 D. IOI: The General Partner's of St. Mary's Ltd. L.P. (the Transferor) is Hallmark Group Services of Georgia, LLC of which Martin H. Petersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Cumberland Village, LLC (the Transferee).

DCA's Comments:

9 SITE ACCESS

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

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

Threshold Justification per Applicant

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

DCA's Comments:

10 SITE ZONING

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

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

Threshold Justification per Applicant

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

DCA's Comments:

11 OPERATING UTILITIES

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

- 1) Gas
 2) Electric

N/A
Georgia Power

1)	No	
2)	Yes	

11 A. An electric letter from Georgia Power has been included in Tab 11.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

Pass?

- 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?

A1)	No	
2)	No	

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

- 1) Public water
 2) Public sewer

City of St. Mary's
City of St. Mary's

B1)	Yes	
2)	Yes	

Threshold Justification per Applicant

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

DCA's Comments:

13 REQUIRED AMENITIES

Pass?

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

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

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

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

A.	Disagree	
----	----------	--

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

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

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

1)	Pavilion		
2)	Playground		

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

3)	N/A		
4)	N/A		

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

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

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

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

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

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

D.	N/A	
1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

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

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

A. **Pre-Application Waiver** <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. **January 27, 2017**

Name of consultant preparing PNA:

David Klochko-EMG

Is 20-year replacement reserve study included?

Yes

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

C. **Yes**

Name of qualified BPI Building Analyst or equivalent professional:

Jack Wynn-Southern Home Energy Solutions LLC

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced. DCA Rehabilitation Work Scope form referenced above clearly addresses:

D. **Yes**

1. All immediate needs identified in the PNA.

1) **Yes**

2. All application threshold and scoring requirements

2) **No**

3. All applicable architectural and accessibility standards.

3) **Yes**

4. All remediation issues identified in the Phase I Environmental Site Assessment

4) **Yes**

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

E. **Disagree**

Threshold Justification per Applicant

14 A - Note: this project is a Minor Rehab (not a substantial-gut rehab or a historic preservation). Majority of the proposed renovation consists of like-and-kind replacement, similar to a maintenance changout of existing items, with the exception of accessibility criteria.

14 D.2 - DCA granted waivers on some threshold requirements (See Waiver Approvals from DCA)

14 E - Applicant agrees to abide by all state and local building codes, all health and safety codes and requirements, but DCA granted waivers on several architectural requirements (See Waiver Approvals from DCA).

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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

A. **Yes**

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

Yes

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

B. **Yes**

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

C. **Yes**

Site Map delineates the approximate location point of each photo?

Yes

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

D. **Yes**

Threshold Justification per Applicant

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

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

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

A. **Agree**

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B. **Disagree**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Threshold Justification per Applicant

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

DCA's Comments:

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where 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	4		4	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2		2	40%
2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2		2	2%
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 2) Sight / Hearing Impaired
- 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 **E&A Team, 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.

Pass?

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

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

17 A.4 - Applicant agrees to comply with applicable DCA accessibility requirements detailed in the 2017 Architectural and Accessibility Manuals with the exception of items that were granted a waiver by DCA (See Waiver Approvals from DCA) (the 2016 Architectural and Accessibility Manuals were not used for design).

DCA's Comments:

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Pass?

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?

Yes

No

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

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

A.

Yes

B. Standard Design Options for All Projects

B.

1) Exterior Wall Finishes (select one)

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

1)

Yes

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

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

2)

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.

C.

1) N/A

1)

No

2) N/A

2)

No

Threshold Justification per Applicant

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

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

Pass?

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

A.

Yes

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

B.

Yes

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

C.

No

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

D.

No

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

E. Certifying GP/Developer

F. DCA Final Determination

F. << Select Designation >>

Threshold Justification per Applicant

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

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

Pass?

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

A.

Yes

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

B.

Yes

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

C.

Yes

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Threshold Justification per Applicant

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

DCA's Comments:

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

Pass?

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

Threshold Justification per Applicant

N/A - Applicant is a for profit entity.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

Pass?

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

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

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

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

DCA's Comments:

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

--

A. Does the Applicant anticipate displacing or relocating any tenants?

A.

Yes	
-----	--

B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?

B1)

Yes	
-----	--

If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).

2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?

2)

No	
----	--

3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?

3)

Yes	
-----	--

C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

C.

Yes	
-----	--

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

1) Number of Over Income Tenants

5	
---	--

4) Number of Down units

0	
---	--

2) Number of Rent Burdened Tenants

13	
----	--

5) Number of Displaced Tenants

5	
---	--

3) Number of Vacancies

3	
---	--

E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews

Yes	
-----	--

3) Written Notifications

Yes	
-----	--

2) Meetings

Yes	
-----	--

4) Other - describe in box provided:

--

Threshold Justification per Applicant

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

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

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

--

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

A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?

A.

Agree	
-------	--

B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?

B.

Agree	
-------	--

C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

C.

Agree	
-------	--

D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?

D.

Agree	
-------	--

E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?

E.

Agree	
-------	--

F. Includes making applications for affordable units available to public locations including at least one that has night hours?

F.

Agree	
-------	--

G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?

G.

Agree	
-------	--

H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

H.

Agree	
-------	--

Threshold Justification per Applicant

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

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

[Empty yellow box]

Threshold Justification per Applicant

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

DCA's Comments:

[Empty yellow box]

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

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

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

Score Value	Self Score	DCA Score
	20	20
TOTALS:	92	10
	10	10
A.		0
B.		0

1. APPLICATION COMPLETENESS

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

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

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

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

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

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3

0	0
---	---

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **64**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

2

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

3

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

DCA's Comments:

--	--	--	--

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

13

0	0
---	---

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

- A. Desirable Activities (1 or 2 pts each - see QAP)
- B. Bonus Desirable (1 pt - see QAP)
- C. Undesirable/Inefficient Site Activities/Characteristics (1 pt subtracted each)

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

12
1
various

A.		
B.		
C.		

Scoring Justification per Applicant

--	--	--	--

DCA's Comments:

--	--	--	--

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6

0	0
---	---

Evaluation Criteria

Competitive Pool chosen: N/A - 4% Bond

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

Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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Score Value	Self Score	DCA Score
TOTALS:	92	
	20	20

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

Flexible Pool

Choose **A or B.**

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

B. Access to Public Transportation

Choose only one option in B.

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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			
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- 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?

	Yes/No	Yes/No
C.		

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

<Select a Sust Devlpmt Certification>

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

Competitive Pool chosen:

N/A - 4% Bond

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

	Yes/No	Yes/No
X		

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No

1. **EarthCraft Communities**

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

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Score Value	Self Score	DCA Score
TOTALS:	20	20
92		

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

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

Commitments for Building Certification:

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

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

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

C. Exceptional Sustainable Building Certification

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

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

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

- 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.

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

Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES

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

7	0	0
---	---	---

A Census Tract Demographics

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

3	0	
	Yes/No	Yes/No

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 < Select > below Poverty level (see Income) Actual Percent
- 3. Designated Middle or Upper Income level (see Demographics) Designation: < Select >

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

4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

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

C. Georgia Department of Public Health Stable Communities

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

2	0	0
---	---	---

D. Mixed-Income Developments in Stable Communities

Market units: 0 Total Units: 65 Mkt Pct of Total: 0.00%

2	0	0
---	---	---

DCA's Comments:

8. TRANSFORMATIONAL COMMUNITIES

(choose A or B)

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

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

2 **A.**

Yes/No	Yes/No

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

Date Plan originally adopted by Local Govt:
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:
 Date(s) Plan reauthorized/renewed by *Local Government*, if applicable:

i.)

Enter page nbr(s) here

ii.)

i.)

Yes/No	Yes/No

ii.)

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>>

- 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.
- Project is in a QCT? **No** Census Tract Number: **106.010** Eligible Basis Adjustment: **<<Select>>**

1	1.		
1	2.		

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

OR

B. Community Transformation Plan

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

1

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

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

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

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

4

2.

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

a) Public and Private Engagement

Tenancy:

Family

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

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

ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs		
Org Name			Date(s) of publication of meeting notice		

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

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

Yes/No	Yes/No
 - ii. Public Meetings

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

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

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

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

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

Direct Line	
Direct Line	

Bank Name

Account Name

Bank Website

Contact Email

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

2. Long-term Ground Lease

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

1 2.

3. Third-Party Capital Investment

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

2 3.

Unrelated Third-Party Name
Unrelated Third-Party Type

<Select unrelated 3rd party type>

Improvement Completion Date

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

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

 miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:

0.0000%	0.0000%
---------	---------

Total Development Costs (TDC):
4,837,556

D. Community Designations

(Choose only one.)

10 D.

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PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
		20

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
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A. Phased Developments

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

--	--

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

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

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

1.		
2.		
3.		
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

- OR**
1. Five (5) DCA funding cycles
 2. Four (4) DCA funding cycles

1.		
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
2. Since the 2000 DCA Housing Credit Competitive Round (additional point)
- OR** 3. Within the last Four (4) DCA funding cycles

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

10. MARKET CHARACTERISTICS 2

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

For DCA determination:

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

	Yes/No	Yes/No
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
1	A.	
1	B.	

12. EXCEPTIONAL NON-PROFIT 0

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

3		
	Yes/No	Yes/No

13. RURAL PRIORITY Competitive Pool: N/A - 4% Bond

Urban or Rural: **Rural**

Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves **80** or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.

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

Scoring Justification per Applicant

DCA's Comments:

2	65
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14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

2	0	0
1		

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

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

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

B. Designated Military Zones

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

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

City: **St. Marys** County: **Camden** QCT? **No** Census Tract #: **106.010**

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:

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

Unmet criterion results in no points!

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

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
Total Qualifying Sources (TQS):	0

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
Total Qualifying Sources (TQS):	0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

4,837,556
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

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PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

TOTALS:	Score Value	Self Score	DCA Score
	92	20	20
	3	0	0

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:
 - 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.

Agree or Y/N Agree or Y/N

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?		a)		
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?		b)		
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?		c)		

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

B. Healthy Eating Initiative	2		0	0
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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)	

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden 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
	2	0	0

C. Healthy Activity Initiative

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

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail _____ miles

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

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

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	Average CCRPI Score	CCRPI > State Average?
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:

21. WORKFORCE HOUSING NEED

(choose A or B)

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

2	0	0
---	---	---

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

2

OR B. Exceed the minimum jobs threshold by 50%

2

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

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

			Score Value	Self Score	DCA Score
			TOTALS:	92	20
	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area	
Jobs Threshold	20,000	15,000	6,000		
Minimum					
Project Site					
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%	

	Per Applicant	Per DCA		
Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:			Project City	St. Marys
Total Nbr of Jobs w/in the 2-mile radius:			Project County	Camden
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:			HUD SA	Camden Co.
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	0.00%	0.00%	MSA / Non-MSA	Non-MSA
<i>Scoring Justification per Applicant</i>			Urban or Rural	Rural

DCA's Comments:

DCA's Comments:

22. COMPLIANCE / PERFORMANCE	10	10	10
Base Score		10	10
Deductions			
Additions			

Scoring Justification per Applicant

DCA's Comments:

TOTAL POSSIBLE SCORE	92	20	20
EXCEPTIONAL NONPROFIT POINTS		0	
INNOVATIVE PROJECT CONCEPT POINTS		0	

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS 20

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

PART NINE - SCORING CRITERIA - 2017-0 Cumberland Village Apartments, St. Marys, Camden County

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

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

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

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

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

Cumberland Village Apartments

St. Marys, Camden 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

Cumberland Village Apartments

St. Marys, Camden County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Cumberland Village Apartments

St. Marys, Camden County

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

Scoring Section 16 - Innovative Project Concept Narrative

Cumberland Village Apartments

St. Marys, Camden County

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

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

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

To DCA:

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

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

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

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

Category	Specification	Scale	Minimum	Maximum	
Funding Limits	LHTC	Per Project	Flxible Pool	na	950,000
		Per Project	Rural Pool	na	850,000
HOME	HOME	Per Owner Per Round	Extraordinary Circumstances Waiver	na	1,200,000
		Per Owner Per Round (% of HOME funds available)		1,000,000	2,000,000
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Unit (Avg)		na	25%

MSA	Type	Unit TDC Limit by Bedroom Size				MSA	Type	Unit TDC Limit by Bedroom Size			
		0	1	2	3+			0	1	2	3+
Albany	Detached/Se	120,264	157,510	191,153	233,904	Albany	Detached/Se	132,290	173,261	210,268	257,294
Albany	Elevator	97,421	136,390	175,358	233,811	Albany	Elevator	107,163	150,029	192,893	257,192
Albany	Row House	112,781	147,999	180,148	221,709	Albany	Row House	124,059	162,798	198,162	243,879
Albany	Walkup	93,491	129,889	163,659	213,583	Albany	Walkup	103,840	141,997	180,024	234,941
Athens	Detached/Se	124,002	162,434	197,155	241,296	Athens	Detached/Se	136,402	178,677	216,870	265,425
Athens	Elevator	100,476	140,667	180,857	241,143	Athens	Elevator	110,523	154,733	198,942	265,257
Athens	Row House	116,248	152,579	187,753	228,661	Athens	Row House	127,872	167,836	204,328	251,527
Athens	Walkup	96,302	132,960	168,552	219,940	Athens	Walkup	105,932	146,256	185,407	241,934
Atlanta	Detached/Se	139,407	182,630	221,255	270,408	Atlanta	Detached/Se	153,347	200,673	243,380	297,536
Atlanta	Elevator	112,784	157,897	203,010	270,681	Atlanta	Elevator	124,062	173,686	223,311	297,749
Atlanta	Row House	130,931	171,658	208,792	256,678	Atlanta	Row House	144,024	188,823	229,671	282,345
Atlanta	Walkup	108,868	150,379	190,725	249,057	Atlanta	Walkup	119,754	165,416	209,797	273,962
Augusta	Detached/Se	128,534	167,884	205,317	248,031	Augusta	Detached/Se	141,387	184,672	223,648	272,834
Augusta	Elevator	103,653	143,317	186,630	248,840	Augusta	Elevator	114,051	159,472	205,993	273,724
Augusta	Row House	121,141	158,487	192,445	235,984	Augusta	Row House	133,255	174,335	211,689	259,582
Augusta	Walkup	101,425	140,219	177,997	232,756	Augusta	Walkup	111,567	154,240	195,796	256,031
Chattanooga	Detached/Se	133,109	174,341	211,588	258,924	Chattanooga	Detached/Se	146,419	191,775	232,746	284,816
Chattanooga	Elevator	107,325	150,948	194,102	258,803	Chattanooga	Elevator	118,618	160,064	213,512	268,683
Chattanooga	Row House	124,813	163,799	199,390	245,408	Chattanooga	Row House	137,294	180,178	219,329	269,948
Chattanooga	Walkup	103,445	142,830	181,076	236,303	Chattanooga	Walkup	113,789	157,113	199,183	259,933
Columbus	Detached/Se	121,194	158,615	192,390	235,232	Columbus	Detached/Se	133,313	174,476	211,629	258,755
Columbus	Elevator	98,067	137,294	176,521	235,361	Columbus	Elevator	107,873	151,023	194,173	258,897
Columbus	Row House	113,800	149,219	183,518	233,185	Columbus	Row House	125,180	163,140	199,669	245,503
Columbus	Walkup	94,582	130,638	165,678	216,331	Columbus	Walkup	104,040	143,701	182,245	237,964
Macon	Detached/Se	122,484	160,449	194,750	238,357	Macon	Detached/Se	134,732	176,493	214,225	262,192
Macon	Elevator	99,250	138,950	178,650	238,200	Macon	Elevator	109,175	152,845	196,515	262,020
Macon	Row House	113,620	150,799	183,480	225,870	Macon	Row House	126,302	165,779	201,828	248,457
Macon	Walkup	95,112	131,315	166,465	217,213	Macon	Walkup	104,623	144,446	183,311	238,934
Savannah	Detached/Se	128,669	168,462	204,394	250,016	Savannah	Detached/Se	141,535	185,308	224,833	275,017
Savannah	Elevator	104,177	145,848	187,519	250,025	Savannah	Elevator	114,594	160,432	206,270	275,027
Savannah	Row House	120,734	158,379	192,727	237,087	Savannah	Row House	132,807	174,216	211,999	260,795
Savannah	Walkup	100,204	138,379	175,644	229,044	Savannah	Walkup	110,224	152,216	193,010	251,948
Valdosta	Detached/Se	117,818	154,420	187,511	229,637	Valdosta	Detached/Se	129,599	169,862	206,262	252,600
Valdosta	Elevator	95,549	133,769	171,988	229,318	Valdosta	Elevator	105,103	147,145	189,186	252,249
Valdosta	Row House	110,334	144,909	176,506	217,443	Valdosta	Row House	121,367	159,399	194,156	239,187
Valdosta	Walkup	91,210	125,995	159,553	208,108	Valdosta	Walkup	100,331	138,484	175,508	228,918

HOME 2210(3) Unit Subsidy Limits

Unit Cost Limit	0 BR	1 BR	2 BR	3 BR	4 BR
	110,481	126,647	154,003	199,229	199,229

Minimum	Maximum
1,000	0

Maximum is project-specific

Category	Specification	Scale	Minimum	Maximum	
Annual Operating Expenses	Annual Operating Expenses	Urban	City of Atlanta	4,500	na
		Rural	Other MSA	4,000	na
Replacement Reserve Pymt	Rehab	Non-MSA without USDA Financing	3,500	na	
		Non-MSA with USDA Financing	3,000	na	
Development Costs	New	Single Family and Duplex	350	na	
		Historic Rehab	250	na	
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500		
		Per Project - Nonprofit	5,500		
Hard Costs	DCA HOME Consent Loan Pre-Application Fee	Per Project - For Profit or Joint Venture	1,000		
		Per Project - Nonprofit	500		
Construction Contingency	New	Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas	25,000	see UCL	
		LESSER OF % of Construction Hard Costs	NA	5%	
Builder Profit	Rehab	OR Dollar amount	NA	500,000	
		LESSER OF % of Construction Hard Costs	NA	7%	
Builder's Overhead	Green Building Consultant Fee	OR Dollar amount	NA	500,000	
		LESSER OF % of Construction Hard Costs	na	6%	
General Requirements (inclusive of Contractor %)	LHTC Allocation Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	na	2%	
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	na	6%	
Professional Services	4% LHTC IRS Form 8609 Fee	Percent of Credit Request	na	20,000	
		HOME Front-End Analysis Fee	8%		
DCA-Related Costs	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	Percent of Credit Request	3,000		
		Compliance Monitoring Fee	1,500		
Developer's Fee	USDA S15 or URFA Fee	Per Unit	800	na	
		Single Family Detached or Duplex fee	400	na	
Identify of Interest	HOME	Per Unit or File	1500	na	
		Non-compliant Retest/Prep Fee	750	na	
Deferred DF Term (Years)	Deferred DF % of Total DF	Maximum	1,800,000		
		Maximum Waiver Amount for 4% bond applications	2,500,000		
Operating Deficit Reserve	LHTC Fee (both 4% and 9%)	% of (TDC - budgeted DF - Demo - use Land)	15%		
		% of Existing Structures acquisition cost (including Acquisition Legal Fees)	15%		
Rent Up Reserve	LHTC Final Inspection Fee	% of (TDC - budgeted DF - use Land - Acq Lg Fees - Existing Structures)	15%		
		% of (TDC - budgeted DF - use Land - Acq Lg Fees - Existing Structures)	15%		
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	LESSER OF % of (TDC - use Land - budgeted DF - Bldg profit)	15%		
		OR percentage proposed	0	15	
Revolving Growth Rate	VAC Less Rate (Non-PBR/USDA)	Mths of Year 1 Debt Service (out of 12)	0%	50%	
		VAC Less Rate (PBR/USDA)	6	na	
Operating Expense Growth Rate	Replacement Reserve Annual Payment Growth Rate	Mths of projected operating expenses	6	na	
		Operating Reserve Annual Payment Growth Rate	3	na	
Severities	Nonprofit	Per Project	3,000		
		CHDO	10%		
Pools	Rural	Percent of available 9% credit pool	4,000,000		
		Flexible	35%		
Unit Accessibility	Equipped for Hearing and Sight-Impaired Residents	Percent of available 9% credit pool	remaining		
		With Roll-in Showers	5%		
Assumed Family Size Adjustments	# Bldms	Percent of Total Units	40%		
		AES	2%		
DCA Utility Allowances	Effective 1/1/2017	Percent of Total Units	2%		

DCA UTILITY ALLOWANCES

Effective 1/1/2017

Unit Type	Use	Appliance F	NORTHERN Region				SOUTHERN Region					
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Large Apartment Building (5+ Units)	Heating	Natural Gas	8	10	12	16	18	3	5	6	9	11
		Propane	22	30	37	46	56	17	26	30	39	48
		Electric	9	13	17	20	26	6	11	13	16	20
		Electric Heat	4	5	6	9	13	2	2	3	4	5
	Cooling	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	7	11	13	15	20	11	13	17	22	26
		Electric	5	7	8	12	15	5	7	9	11	15
		Other Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond	Electric	5	6	9	12	14	8	10	13	16	19
		Hot Water	3	4	4	6	7	3	4	5	6	9
Propane		11	15	22	26	30	11	15	22	26	30	
Electric		9	14	19	24	28	9	14	18	23	28	
Water	Natural Gas	17	20	25	28	37	17	18	22	27	37	
	Sewer	11	20	25	31	37	19	20	25	30	35	
	Trash Collection	15	15	15	15	15	15	15	15	15	15	
	Kitchen/Micro Refrigerator	11	11	11	11	11	11	11	11	11	11	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	13	13	13	16	20	6	8	10	12	15
		Propane	21	35	41	54	70	19	27	31	39	50
		Electric	12	17	20	26	30	8	12	15	18	24
		Electric Heat	4	5	6	9	11	2	2	3	4	5
	Cooling	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Propane	6	10	12	14	19	10	12	17	21	25
		Electric	5	7	8	12	15	5	7	9	11	15
		Other Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond	Electric	5	6	9	12	14	8	10	13	16	19

Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Cour	N	Rural	Development Authority of Palmisto	Conley	Clayton	Lithonia	Has LIHTC Project
Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Project
Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N	Rural	Development Authority of Peachtree City	Cordage	Thomas	Louisville	Has LIHTC Project
Terrell	South	Albany	MSA	Albany, GA I	Y	Rural	Development Authority of Pike County	Cordle	Crisp	Ludowici	Has LIHTC Project
Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N	Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LIHTC Project
TI	South	TI Co.	Non-MSA	TI County I	N	Rural	Development Authority of Polk County	Corneil	Habersham	Lumber City	Has LIHTC Project
Toombs	South	Toombs Co.	Non-MSA	Toombs Co.	N	Rural	Development Authority of Richmond County	County Cl	Lyons	Has LIHTC Project	
Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N	Rural	Development Authority of Rockdale County	Covington	Newton	Mableton	Has LIHTC Project
Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N	Rural	Development Authority of Spalding County	Crawford	Chapin	Macon	Has LIHTC Project
Troup	North	Troup Co.	Non-MSA	Troup Count	N	Rural	Development Authority of Seminole County and Donato	Crawfordville	Taliferro	Madison	Has LIHTC Project
Turner	South	Turner Co.	Non-MSA	Turner Cou	N	Rural	Development Authority of St. Marys	Cooked Cree	Punam	Manchester	Has LIHTC Project
Twiggs	North	Macon	MSA	Macon, GA I	Y	Rural	Development Authority of Talbot County	Callahan	Monroe	Marietta	Has LIHTC Project
Union	North	Union Co.	Non-MSA	Union Count	N	Rural	Development Authority of Talbot County	Cumming	Forsyth	Marshville	Has LIHTC Project
Union	North	Union Co.	Non-MSA	Union Count	N	Rural	Development Authority of the City of Americus	Cussela	Chatahoochee	Martinez	Has LIHTC Project
Walker	North	Chattahoochee	MSA	Chattahoochee	Y	Rural	Development Authority of the City of Brandon	Cuthbert	Randolph	Maysville	Has LIHTC Project
Walker	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta Sand	Y	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccoyville	Has LIHTC Project
Ware	South	Ware Co.	Non-MSA	Ware Count	N	Rural	Development Authority of the City of Folsom and Charter	Dalhousie	Lumpkin	McDonough	Has LIHTC Project
Warren	North	Warren Co.	Non-MSA	Warren Cou	N	Rural	Development Authority of the City of Homestead	Dalry	Evans	Metter	Has LIHTC Project
Washington	North	Washington Co.	Non-MSA	Washington	N	Rural	Development Authority of the City of Jonesboro	Dallas	Paulding	Milledgeville	Has LIHTC Project
Washington	South	Washington Co.	Non-MSA	Washington	N	Rural	Development Authority of the City of Jeffersonville and Tai	Dalton	Whitfield	Milledgeville	Has LIHTC Project
Webster	South	Webster Co.	Non-MSA	Webster Co	N	Rural	Development Authority of the City of Marietta	Damasco	Early	Millen	Has LIHTC Project
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Co	N	Rural	Development Authority of the City of Milledgeville and Bad	Danielsville	Madison	Monroe	Has LIHTC Project
White	North	White Co.	Non-MSA	White Count	N	Rural	Development Authority of the City of Newnan	Darville	Wilkinson	Moultrie	Has LIHTC Project
Whitfield	North	Dalton	MSA	Dalton, GA I	Y	Urban	Development Authority of the City of Oakwood	Darien	Mcintosh	Mr. Vernon	Has LIHTC Project
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Cou	N	Rural	Development Authority of the City of Rosewell	Dasher	Lowndes	Nashville	Has LIHTC Project
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Cou	N	Rural	Development Authority of the City of Rosewell	Dawson	Washington	Newnan	Has LIHTC Project
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N	Rural	Development Authority of the Unified Government of Ath	Dawson	Terrell	Ocala	Has LIHTC Project
Worth	South	Albany	MSA	Albany, GA I	Y	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	Doering	McDuffie	Peachtree C	Has LIHTC Project
							Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LIHTC Project
							Development Authority of Warner Robins	Deerwood	Ware	Palham	Has LIHTC Project
							Development Authority of Warren County	Deepwater	Washington	Panthersville	Has LIHTC Project
							Development Authority of Washington County	Demorest	Habersham	Perley	Has LIHTC Project
							Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountain	Has LIHTC Project
							Development Authority of White County	Dewey Rose	Ebert	Posden	Has LIHTC Project
							Development Authority of Whitfield County	Dexter	Laurens	Powder Spri	Has LIHTC Project
							Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Project
							Downtown Athens Development Authority	Dick Junction	Glynn	Quitman	Has LIHTC Project
							Downtown Camilla Development Authority	Doonan	Colquitt	Rabun Gap	Has LIHTC Project
							Downtown Dalton Development Authority	Donatsonville	Seminole	Reidsville	Has LIHTC Project
							Downtown Development Authority for the City of Camden I	Dooling	Dooley	Richland	Has LIHTC Project
							Downtown Development Authority for the City of Hahira C	Douglas	Holcomb	St. Michaels	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 S	Douglasville	Douglas	Ringgold	Has LIHTC Project
							Downtown Development Authority of Adair, Georgia	Douglasville	DeKalb	Roanoke	Has LIHTC Project
							Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta	Has LIHTC Project
							Downtown Development Authority of Aquasita Richmond I	Dublin	Laurens	Rockmart	Has LIHTC Project
							Downtown Development Authority of Acworth	Dudley	Laurens	Sandersville	Has LIHTC Project
							Downtown Development Authority of Aوندale Estates	Duluth	Gwinnett	Royston	Has LIHTC Project
							Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell	Has LIHTC Project
							Downtown Development Authority of Bayley	Dutch Island	Chatham	Royston	Has LIHTC Project
							Downtown Development Authority of Bremen	Early Grow	Hart	Sandersville	Has LIHTC Project
							Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spin	Has LIHTC Project
							Downtown Development Authority of Centerville	East Elby	Glenn	Sandis	Has LIHTC Project
							Downtown Development Authority of Chatsworth, Georgia	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	Shelman	Has LIHTC Project
							Downtown Development Authority of Cumble, Georgia	Eastman	Dodge	St. Marys	Has LIHTC Project
							Downtown Development Authority of Douglas	Eatonton	Punam	Soperton	Has LIHTC Project
							Downtown Development Authority of Fairburn	Edgehill	Gascook	Sparta	Has LIHTC Project
							Downtown Development Authority of Fledgead	Elbon	Calhoun	Springfield	Has LIHTC Project
							Downtown Development Authority of Forsyth	Eborio	Calhoun	St. Marys	Has LIHTC Project
							Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro	Has LIHTC Project
							Downtown Development Authority of Hampton	Elkton	Colquitt	Stockbridge	Has LIHTC Project
							Downtown Development Authority of Hartsell, Georgia	Elly	Glenn	Stone Mount	Has LIHTC Project
							Downtown Development Authority of Hinesville, Georgia	Emerson	Barrow	Summerville	Has LIHTC Project
							Downtown Development Authority of Holy Springs	Empire	Dodge	Swainsboro	Has LIHTC Project
							Downtown Development Authority of Lawrenceville, GA	Engina	Bernon	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 Milledgeville, Georgia	Eton	Murray	Tennille	Has LIHTC Project
							Downtown Development Authority of Monticello, Georgia	Euhalee	Barrow	Tifton	Has LIHTC Project
							Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LIHTC Project
							Downtown Development Authority of Pines, Georgia	Empireton	Spalding	Thomson	Has LIHTC Project
							Downtown Development Authority of Smyrna	Far 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 Baxtonton	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, C	Fitzgerald	Ben Hill	Union Point	Has LIHTC Project
							Downtown Development Authority of the City of Douglas, G	Flomington	Liberty	Vidalia	Has LIHTC Project
							Downtown Development Authority of the City of Darien	Fluvia	Butts	Vidalia	Has LIHTC Project
							Downtown Development Authority of the City of Dawson	Flowers Branch	Wilkes	Vienna	Has LIHTC Project
							Downtown Development Authority of the City of Douglasville	Forest Park	Chatham	Villa Rica	Has LIHTC Project
							Downtown Development Authority of the City of Greenboro	Forsyth	Monroe	Wadley	Has LIHTC Project
							Downtown Development Authority of the City of Jackson	Fort Calles	City	Warm Spring	Has LIHTC Project
							Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Calcoosa	Warner Rob	Has LIHTC Project
							Downtown Development Authority of the City of La Fayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
							Downtown Development Authority of the City of LaGrange	Fort Valley	Frank	Waycross	Has LIHTC Project
							Downtown Development Authority of the City of LaGrange	Franklin	Heard	Waynesboro	Has LIHTC Project
							Downtown Development Authority of the City of Marietta	Franklin Spring	Franklin	West Point	Has LIHTC Project
							Downtown Development Authority of the City of Morrow, G	Frankston	Colquitt	Willacoochee	Has LIHTC Project
							Downtown Development Authority of the City of Newnan	Frankston	Hall	Willacoochee	Has LIHTC Project
							Downtown Development Authority of the City of Nercoress	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 Rockdale	Georgetown	Chatham	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 Roswell	Georgetown	Quitman	Young Harris	Has LIHTC Project
							Downtown Development Authority of the City of Roswell	Gibson	Gascook		
							Downtown Development Authority of the City of Ryeleigh	Gibsonville	Hall		
							Downtown Development Authority of the City of Senoia	Grard	Burke		
							Downtown Development Authority of the City of Smithville	Glenwood	Tattnall		
							Downtown Development Authority of the City of Tallapoosa	Glenwood	Wilkes		
							Downtown Development Authority of the City of Thomson	Good Hope	Walton		
							Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
							Downtown Development Authority of the City of Unadilla	Graham	Appling		
							Downtown Development Authority of the City of Vienna	Granville	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	Merktweher		
							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	Gumming	Towns		
							Downtown Marietta Development Authority	Guyton	Effingham		
							Downtown Savannah Authority	Hagan	Evans		
							Downtown Statesboro Development Authority	Hahala	Lowndes		
							Downtown Waycross Development Authority	Hamilton	Harris		
							Dublin-Laurens County Development Authority	Hampton	Henry		
							Elbert County Richard B Russell Development Authority	Hannans Mill	Upson		
							Elberton Development Authority	Hapeville	Fulton		
							Emanuel County Development Authority	Harrison	Coweta		
							Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
							Elmore Area Consolidated Housing Authority	Hartem	Columbia		
							Fairburn Housing Authority	Hartson	Washington		
							Fall Line Regional Development Authority	Hartwell	Hart		
							Fayette County Development Authority	Haskinsville	Fulton		
							Fayetteville-Henry County Development Authority	Hawkinsville	Jeff Davis		
							Flet Area Consolidated Housing Authority	Helen	White		
							Fort Oglethorpe Downtown Development Authority	Helena	Telfar		
							Fort Valley Downtown Development Authority	Henderson	Chatham		
							Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzabah	Richmond		
							Gainesville and Hall County Development Authority	Heron Bay	Henry		
							Gainesville Redevelopment Authority	Hessence	Wilkes		
							Georgia Bioscience Joint Development Authority	Higginson	Montgomery		
							Gibson Housing Authority	Hilltop	Pike		
							Glenville Development Authority	Hillside	Screen		
							Glenville Downtown Development Authority	Hinewille	Liberty		
							Gordon County - Floyd County Development Authority	Hiram	Paulding		
							Gordon Downtown Development Authority	Hoboken	Franklin		
							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		
							Hawkesville Downtown Development Authority	Hoshton	Jackson		
							Hawkesville Housing Authority	Howard	Flynt		
							Hazardous Downtown Development Authority	Hull	Madison		
							Henry County Development Authority	Ideal	Macon		
							Hogansville Development Authority	Isa	Madson		
							Housing Authority City of Sylvester, GA	Indian Springs	Calcoosa		
							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 Gwinnet County	Jacksonville	Telfar		

Housing Authority of the City of Cahoon	Knowlles	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 Cherokee, Ga.	Lakeland	Lumpkin
Housing Authority of the City of Clarkson	Lakewood	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakewood East	Rockdale
Housing Authority of the City of Cleveland, Ga.	Lanoka	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of Colquitt	Leary	Cahoon
Housing Authority of the City of Conyers	Leeburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Cowdoin	Leske	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	Doody
Housing Authority of the City of Dalton	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 Doorn, Georgia	Lithia Springs	Douglas
Housing Authority of the City of Dublin, Georgia	Lithonia	DeKalb
Housing Authority of the City of East Point, Georgia	Louisa	Henry
Housing Authority of the City of Eastman	Logansville	Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Edison, GA.	London Mount	Walker
Housing Authority of the City of Elberton	Louisville	Jefferson
Housing Authority of the City of Eljay, Georgia	Lovejoy	Clayton
Housing Authority of the City of Faversham	Ludowick	Long
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines	Lumber City	Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia	Lumpkin	Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether
Housing Authority of the City of Gainesville	Lyerly	Chattooga
Housing Authority of the City of Glenview	Lyons	Toombs
Housing Authority of the City of Greenwood	Madison	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	Tattal
Housing Authority of the City of Habers, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Mansfield	Newton
Housing Authority of the City of Hartem, Georgia	Marble	Cobb
Housing Authority of the City of Hartwell	Marshall	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	Mawhys	Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks
Housing Authority of the City of Lakeview, Georgia	McCallville	Fannin
Housing Authority of the City of Lavonia	McDonough	Henry
Housing Authority of the City of Lawrenceville, GA	McGrere	Wilkinson
Housing Authority of the City of Lithonia, Georgia	McDade	Telfair
Housing Authority of the City of Loganville, GA	Mesquite	Pike
Housing Authority of the City of Louisville	Melgs	Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattal
Housing Authority of the City of Madison, GA	Metro	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Middle	Burke
Housing Authority of the City of Melrose, Georgia	Milway	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 Milton	Milten	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 Mounts, Georgia	Mineral Bluff	Fannin
Housing Authority of the City of Mt. Vernon	Mitchel	Glascock
Housing Authority of the City of Nahata	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Ocala, Ga.	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes
Housing Authority of the City of Ringgold	Moreland	Coweta
Housing Authority of the City of Roberts, GA	Morgan	Cahoon
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 Seneca	Moultrie	Colquitt
Housing Authority of the City of Shelman	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	Fulton
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 Sylva	Nahunta	Brentley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomson	Naylor	Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Piedmont
Housing Authority of the City of Thomson, Georgia	Newborn	Newton
Housing Authority of the City of Tifton, Georgia	Newington	Scriven
Housing Authority of the City of Toccoa, Ga.	Newman	Coweta
Housing Authority of the City of Wadley	Newton	Baker
Housing Authority of the City of Vienna	Nichols	Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson	Jackson
Housing Authority of the City of Warenton	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 Windsor	North Druid Hill	DeKalb
Housing Authority of the City of Woodbury, Georgia	North High Shi	Oconee
Housing Authority of the City of Winnsboro	Norwood	Warren
Housing Authority of the County of Alcon, Georgia	Norvis	Emanuel
Housing Authority of the County of DeKalb, Georgia	Oak Park	Emanuel
Housing Authority of the County of Harris	Oakwood	Hall
Housing Authority of the County of Houston, Georgia	Ochlocknee	Thomas
Housing Authority of the Town of Homer, Ga	Ocala	Irwin
Houston County Development Authority	Oconee	Washington
East Downtown Development Authority	Ocum	Wayne
Jackson Housing Authority	Ogleman	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, & Chit	Olive	Scriven
Joint Development Authority of Barrow County and Polk	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, & M. Omega	Omiga	Tift
Joint Development Authority of Burke County and City of V Orchard Hill	Orchard Hill	Spalding
Joint Development Authority of Carroll, Hardee, & Polk	Oxford	Newnan
Joint Development Authority of Fannin County, Towns Co	Palmelto	Fulton
Joint Development Authority of Franklin, Hart and Stephen	Panthersville	DeKalb
Joint Development Authority of Habersham, Lumber City & Frankl	Parham	Terrell
Joint Development Authority of Jasper, Morgan, Newton, & Patterson	Parson	Pierce
Joint Development Authority of Jeff Davis County, Hazleth, Pavo	Parson	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Windsor Barrow County	Peachtree Cor	Gwinnett
Kennesaw Development Authority	Pearson	Alcon
Kingsland Downtown Development Authority	Peiham	Milledgeville
Kingsland Downtown Development Authority	Pembroke	Bryan
Kingsland Downtown Development Authority	Pendergrass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
LaFayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillsburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens Trustee Joint Development Authority	Pine Mountain	Harris
Laurens Downtown Development Authority	Pinehurst	Doody
Lincoln County Development Authority	Pineview	Wilcox
Lincoln County Housing Authority	Pis	Wilcox
Lyons Downtown Development Authority	Pisais	Sumter
Macon Bibb County Urban Development Authority	Pitkinville	Gordon
Macon County Development Authority	Posler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portia	Bulloch
Milledgeville Main Street The Downtown Development Authority	Portside	Newton
Milledgeville County Development Authority	Pouder	Worth
Mitchell County Development Authority	Powder Spring	Cobb
Montezuma Downtown Development Authority	Prison	Webster
Montgomery County Development Authority	Pruski	Candler
Moultrie-Colquitt County Development Authority	Pulney	Dougherty
Nashville Downtown Development Authority	Qulman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raud	Habersham
Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	Reagle	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Oglethorpe Area Development Authority	Redan	DeKalb
Palmelto Housing Authority	Reed Creek	Hart
Palham Housing Authority	Regier	Bulloch
Parker Development Authority	Ridgely	Tattal
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Renton	Laurens
Pulaski County-Hawkinsville Development Authority	Rosaca	Gordon
Putnam Development Authority	Rost Haven	Gwinnett
Randolph County Development Authority	Royalls	Tyler
Redevelopment Authority of Clayton County	Rrns	Dodge
Rochele Housing Authority	Ricobero	Liberty
Rodman Development Authority	Richard	Stewart
Rome-Floyd County Development Authority	Richmond Hill	Bryan
Sandersville Downtown Development Authority	Riddellville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Authority	Riggall	Catoosa
Scriven County Development Authority	Riverside	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Roberts AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochele	Wilcox
Southeast Georgia Joint Development Authority	Rochingham	Bacon
Southeast Georgia Regional Development Authority	Rodestart	Polk
Southwest Georgia Joint Development Authority	Roddy Ford	Scriven
Sparta Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Roopelle	Carroll

Stephens County Development Authority	Rossville	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Talapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Ruidisige	Morgan
Temple Downtown Development Authority	Sale City	Alcorn
Terrell County Development Authority	Salem	Catoosa
The Commerce Housing Authority	Sandersville	Washington
The Development Authority of Leno County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Claus	Toombs
The Development Authority of Sneadville, Georgia	Sards	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Savilla	Jeff Davis
The Development Authority of the City of Talapoosa	Sautee Nacoochee	White
The Downtown Development Authority of Barbridge, Georgia	Savannah	Chatham
The Downtown Development Authority of the City of Grille	Scotland	Fulton
The Housing Authority of the City of Americus, GA	Scottsdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	Screeen	Wayne
The Housing Authority of the City of Brunswick, Georgia	Seaside	Select City first
The Housing Authority of the City of Dalles, Georgia	Semida	Coweta
The Housing Authority of the City of Newnan	Senville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomas County Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Talferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Lumpkin-Worth-Join Development Authority	Shelburn	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Shiloh	Greene
Troup County Development Authority	Sidway 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	Gwinnet
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	Sparta	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
Valdosta 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	Silmore	Emanuel
West Georgia Joint Development Authority	Stedley	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnet
Wilder Downtown Development Authority	Summerburn	Emanuel
Woodbine Downtown Development Authority	Sumnerville	Chattooga
	Sumner	Worth
	Sunny Side	Spalding
	Sunrise	Town
	Sunset Village	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Scriven
	Sylvester	Worth
	Talchi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Talapoosa	Haralson
	Tallah Falls	Habersham
	Talno	Jackson
	Tarrytown	Montgomery
	Tate	Towers
	Taylorville	Barlow
	Temple	Carroll
	Tennale	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Wade
	Tifton	Chattooga
	Tucker	DeKalb
	Tunnel Hill	Whitfield
	Turt	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyone	Fayette
	Unadilla	Doody
	Union City	Fulton
	Union Point	Greene
	Unionville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitfield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vienna	Doody
	Villa Rica	Carroll
	Wares	Cobb
	Waco	Haralson
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Walhounville	Liberty
	Warm Springs	Mordehether
	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	Barlow
	White Plains	Greene
	Whitemarsh Isl	Chatham
	Whitesburg	Carroll
	Wilkescochee	Alfonson
	Williamson	Pike
	Wilmington Ida	Chatham
	Winder	Barrow
	Winterville	Clarke
	Woodbine	Camden
	Woodbury	Mordehether
	Woodland	Tabot
	Woodstock	Cherokee
	Woodville	Greene
	Woodway	Fayette
	Wrens	Jefferson
	Wrightsville	Johnson
	Yatesville	Upson
	Yonah	White
	Young Harris	Towers
	Zebulon	Pike