

**Project Narrative**  
Wildwood Villas I  
Statesboro, Bulloch 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.

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

Wildwood Villas I is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1985, the property has fifty three (53) total residential units for low-income family households and is located in Statesboro, Georgia. The city of Statesboro is about 50 miles northwest of Savannah, GA, 110 miles southwest of Charleston, SC, 70 miles south of Augusta, GA, and 110 miles southeast of Macon, GA. The property is conveniently located at 750 Wildwood Circle, Statesboro, GA 30458 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Wildwood Villas I is currently 90.57% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program. The property includes fifty three (53) apartment units housed in 10 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 32 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$1,878,000 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 USDA Section 538 GRRHP Loan amount \$1,195,000 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 \$1,409,325 in Federal and \$620,524 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 Wildwood Villas I is in the State and tenants' best interest.

**PART ONE - PROJECT INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch 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) | \$ 105,184 | DCA HOME (from Consent Form)   | \$ -       |
| II. TYPE OF APPLICATION | Tax Exempt Bond / 4% credit            | ----->     | <b>Pre-Application Number</b> (if applicable) - <b>use format 2017PA-###</b> | 2017PA-522 |
|                         |  |            | Have any changes occurred in the project since pre-application?              | No         |

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

Project Name previously used:  DCA Project Nbr previously assigned:

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

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

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

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

**IV. PROJECT LOCATION**

|                                   |                     |                       |             |                                    |             |
|-----------------------------------|---------------------|-----------------------|-------------|------------------------------------|-------------|
| Project Name                      | Wildwood Villas I   |                       |             | Phased Project?                    | No          |
| Site Street Address (if known)    | 50 Wildwood Circle  |                       |             | DCA Project Nbr of previous phase: |             |
| Nearest Physical Street Address * | 50 Wildwood Circle  |                       |             | Scattered Site?                    | No          |
| Site Geo Coordinates (###.#####)  | Latitude: 32.449242 | Longitude: -81.756381 |             | Nbr of Sites                       | 1           |
| City                              | Statesboro          | 9-digit Zip**         | 30458-7080  | Acreage                            | 6.5000      |
| Site is predominantly located:    | Within City Limits  | County                | Bulloch     | Census Tract Number                | 1106.010    |
| In USDA Rural Area?               | Yes                 | In DCA Rural County?  | Yes         | Overall:                           | Rural       |
|                                   | Congressional       | State Senate          | State House | QCT?                               | No          |
|                                   | 12                  | 4                     | 159         | DDA?                               | No          |
| Legislative Districts **          |                     |                       |             | HUD SA:                            | Non-MSA     |
| If on boundary, other district:   |                     |                       |             |                                    | Bulloch Co. |

\* If street number unknown  
 \*\* 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 | Jan Moore           |       | Title          | Mayor      | Website                    | www.statesboroga.gov |
| Address                        | 50 East Main Street |       | City           | Statesboro |                            |                      |
| Zip+4                          | 30458-4844          | Phone | (912) 764-5468 | Email      | jan.moore@statesboroga.gov |                      |

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

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

**PART ONE - PROJECT INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

Acquisition/Rehabilitation

53

For Acquisition/Rehabilitation, date of original construction:

1985

**B. Mixed Use**

No

**C. Unit Breakdown**

PBRA

Number of Low Income Units

|    |   |
|----|---|
| 52 | 0 |
|----|---|

Number of 50% Units

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

Number of 60% Units

|    |   |
|----|---|
| 52 | 0 |
|----|---|

Number of Unrestricted (Market) Units

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

Total Residential Units

|    |  |
|----|--|
| 52 |  |
|----|--|

Common Space Units

|   |  |
|---|--|
| 1 |  |
|---|--|

Total Units

|    |  |
|----|--|
| 53 |  |
|----|--|

**E. Buildings**

Number of Residential Buildings

9

Number of Non-Residential Buildings

1

Total Number of Buildings

10

**F. Total Residential Parking Spaces**

85

**D. Unit Area**

Total Low Income Residential Unit Square Footage

43,500

Total Unrestricted (Market) Residential Unit Square Footage

0

Total Residential Unit Square Footage

43,500

Total Common Space Unit Square Footage

898

Total Square Footage from Units

44,398

Total Common Area Square Footage from Nonresidential areas

899

Total Square Footage

45,297

(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

% of Total Units

5.7%

Required: 5%

% of Units for the Mobility-Impaired

66.7%

Required: 40%

% of Total Units

3.8%

Required: 2%

**B. Mobility Impaired**

Nbr of Units Equipped:

3

Roll-In Showers

Nbr of Units Equipped:

2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:

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 QAP:

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

**PART ONE - PROJECT INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

10-Digit Office Phone  Direct line  Website

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

**XII. PRESERVATION**

A. Subsequent Allocation

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**XIII. ADDITIONAL PROJECT INFORMATION**

**PART ONE - PROJECT INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**A. PHA Units**

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

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

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

**New properties: to exercise an Extension of Cancellation Option?**

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

**C. Is there a Tenant Ownership Plan?**

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

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

|     |                |                      |        |
|-----|----------------|----------------------|--------|
| Yes | If Yes ----->: | Total Existing Units | 53     |
|     |                | Number Occupied      | 48     |
|     |                | % Existing Occupied  | 90.57% |

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

|  |     |   |         |
|--|-----|---|---------|
| Amenities?   | Yes | Qualification Determination?                    | Yes     |
| Architectural Standards?   | Yes | Payment and Performance Bond (HOME only)?       |         |
| Sustainable Communities Site Analysis Packet or Feasibility study? |     | Other (specify):                                |         |
| HOME Consent?  |     | State Basis Boost (extraordinary circumstances) |         |
| Operating Expense?   | Yes | If Yes, new Limit is ----->:                    | \$2,875 |
| Credit Award Limitation (extraordinary circumstances)?             |     | If Yes, new Limit is ----->:                    |         |

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

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

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch 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 Wildwood Villas I, LLC |       |             |            | Name of Principal  |          | Martin H. Petersen |                          |
| 3111 Paces Mill Road, STE A-250 |       |             |            | Title of Principal |          | Manager            |                          |
| Atlanta                         |       | Fed Tax ID: | 82-1568679 | Direct line        |          | (770) 984-2100     |                          |
| GA                              | Zip+4 | 30339-5704  | Org Type:  | For Profit         | Cellular |                    |                          |
| (770) 984-2100                  |       | 107         | E-mail     |                    |          |                    | ppetersen@hallmarkco.com |

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

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

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

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

**a. Federal Limited Partner**

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

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

**b. State Limited Partner**

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

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

**3. NONPROFIT SPONSOR**

Nonprofit Sponsor  
Office Street Address  
City  
State

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

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

**II. DEVELOPER(S)**

**A. DEVELOPER**

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

**B. CO-DEVELOPER 1**

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

**C. CO-DEVELOPER 2**

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

**D. DEVELOPMENT CONSULTANT**

|                                  |                    |                  |                             |
|----------------------------------|--------------------|------------------|-----------------------------|
| 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                 |
| NC                               | Zip+4              | 27607-3080       | Cellular                    |
| (919) 573-7502                   | 7515               | E-mail           | tanya.eastwood@greycoco.com |

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

**B. GENERAL CONTRACTOR**

|                       |                    |                          |                           |
|-----------------------|--------------------|--------------------------|---------------------------|
| 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) 506-6876        |                    | E-mail                   | mike@greatsouthernllc.com |

**C. MANAGEMENT COMPANY**

|                                 |                    |                    |                          |
|---------------------------------|--------------------|--------------------|--------------------------|
| 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              |
| GA                              | Zip+4              | 30339-5704         | Cellular                 |
| (770) 984-2100                  | 107                | E-mail             | ppetersen@hallmarkco.com |

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

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

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

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

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

**B. IDENTITY OF INTEREST**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

**C. ADDITIONAL INFORMATION**

| Participant          | 1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)? |        | 2. Is entity a MBE/WBE? | 3. Org Type (FP, NP, CHDO) | 4. Project Ownership Percentage | 5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b> |   |
|----------------------|---|--------|-------------------------|----------------------------|---------------------------------|---|---|
|                      | <i>If yes, explain</i> briefly in boxes below and either use Comment box 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  |   |

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

Total 100.0000%

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

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 Wildwood Villas I, LLC (the Transferee).

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

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

See Tab 19 Qualification for Organizational Chart.

*(This area is currently blank for DCA comments.)*

PART THREE - SOURCES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

|     |   |                                |  |                                      |     |  |
|-----|---|--------------------------------|--|--------------------------------------|-----|--|
| Yes | Tax Credits                                   |                                |  | FHA Risk Share                       |     | Georgia TCAP *   |
|     | Historic Rehab Credits                        |                                |  | FHA Insured Mortgage                 | Yes | USDA 515   |
| Yes | Tax Exempt Bonds: \$                          | 1,878,000                      |  | Replacement Housing Funds            | Yes | USDA 538   |
|     | Taxable Bonds                                 |                                |  | McKinney-Vento Homeless              |     | USDA PBRA  |
|     | CDBG  |                                |  | FHLB / AHP *                         |     | Section 8 PBRA   |
|     | HUD 811 Rental Assistance Demonstration (RAD) |                                |  | NAHASDA                              |     | Other PBRA - Source: Specify Other PBRA Source here              |
|     | DCA HOME * -- Amt \$                          |                                |  | Neighborhood Stabilization Program * |     | National Housing Trust Fund                                      |
|     | Other HOME * -- Amt \$                        |                                |  | HUD CHOICE Neighborhoods             |     | Other <b>Type</b> of Funding - describe <i>type/program</i> here |
|     | Other HOME - Source                           | Specify Other HOME Source here |  |                                      |     | Specify <b>Administrator</b> of Other Funding Type here          |

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

II. CONSTRUCTION FINANCING

| Financing Type  | Name of Financing Entity                       | Amount                                     | Effective Interest Rate | Term (In Months) |
|---|--|--|-------------------------|------------------|
| Mortgage A  | Greystone Servicing Corporation, Inc. (RD 538) | 1,195,000                                  | 4.500%                  | 480              |
| Mortgage B  | USDA, Rural Housing Service (Assumed RD 515)   | 618,525                                    | 1.000%                  | 600              |
| Mortgage C  |  |  |                         |                  |
| Federal Grant   |  |  |                         |                  |
| State, Local, or Private Grant                                    |  |  |                         |                  |
| Deferred Developer Fees   | Hallmark Development Services, LLC             | 52,608                                     |                         |                  |
| Federal Housing Credit Equity                                     | Boston Financial Investment Management, LP     | 575,774                                    |                         |                  |
| State Housing Credit Equity                                       | Boston Financial Investment Management, LP     | 258,681                                    |                         |                  |
| Other Type (specify)  | TEB - Short-term, Cash Collateralized          | The Housing Authority of Macon-Bibb County | 683,000                 |                  |
| Other Type (specify)  | Surplus Replacement Reserves                   | Hallmark Wildwood Villas I, LLC            | 142,000                 |                  |
| Other Type (specify)  |  |  |                         |                  |
| <b>Total Construction Financing:</b>                              |  | <b>3,525,588</b>                           |                         |                  |
| Total Construction Period Costs from Development Budget:          |  | <b>3,525,588</b>                           |                         |                  |
| Surplus / (Shortage) of Construction funds to Construction costs: |  | <b>0</b>                                   |                         |                  |

III. PERMANENT FINANCING

Effective Term Amort. Annual Debt Service in

**PART THREE - SOURCES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

| Financing Type                 | Name of Financing Entity                       | Principal Amount | Int Rate | (Years) | (Years) | Year One | Loan Type         |
|--------------------------------|--|------------------|----------|---------|---------|----------|-------------------|
| Mortgage A (Lien Position 1)   | Greystone Servicing Corporation, Inc. (RD 538) | 1,195,000        | 4.500%   | 40      | 40      | 64,467   | Amortizing        |
| Mortgage B (Lien Position 2)   | USDA, Rural Housing Service (Assumed RD 515)   | 618,525          | 1.000%   | 30      | 50      | 0        | Adjusted Interest |
| Mortgage C (Lien Position 3)   |  |                  |          |         |         |          |                   |
| Other:                         |  |                  |          |         |         |          |                   |
| Foundation or charity funding* |  |                  |          |         |         |          |                   |
| Deferred Devlpr Fee 11.27%     | Hallmark Development Services, LLC             | 52,608           | 2.500%   | 12      | 12      | 12,247   | Cash Flow         |

Total Cash Flow for Years 1 - 15: 181,651  
 DDF Percent of Cash Flow (Yrs 1-15) 39.081% 39.081%  
 Cash flow covers DDF P&I? **Yes**

|   |  |           |  |  |  |  |  |
|---|--|-----------|--|--|--|--|--|
| Federal Grant   |  |           |  |  |  |  |  |
| State, Local, or Private Grant                              |  |           |  |  |  |  |  |
| Federal Housing Credit Equity                               | Boston Financial Investment Management, LP | 1,409,325 |  |  |  |  |  |
| State Housing Credit Equity                                 | Boston Financial Investment Management, LP | 620,524   |  |  |  |  |  |
| Historic Credit Equity                                      |  |           |  |  |  |  |  |
| Invstmt Earnings: T-E Bonds                                 | U.S. Bank                                  | 9,390     |  |  |  |  |  |
| Invstmt Earnings: Taxable Bonds                             |  |           |  |  |  |  |  |
| Income from Operations                                      |  |           |  |  |  |  |  |
| Other: Surplus Replacement                                  | Hallmark Wildwood Villas I, LLC            | 142,000   |  |  |  |  |  |
| Other:  |  |           |  |  |  |  |  |
| Other:  |  |           |  |  |  |  |  |
| Total Permanent Financing:                                  |  | 4,047,372 |  |  |  |  |  |
| Total Development Costs from Development Budget:            |  | 4,047,372 |  |  |  |  |  |
| Surplus/(Shortage) of Permanent funds to development costs: |  | 0         |  |  |  |  |  |

| Equity Check | + / -   | TC Equity |
|--------------|---------|-----------|
| 1,409,471    | -145.73 | % of TDC  |
| 620,588      | -63.79  | 35%       |
|              |         | 15%       |
|              |         | 50%       |

\*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 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 Wildwood Villas I, Statesboro, Bulloch County**

**I. DEVELOPMENT BUDGET**

|  | TOTAL COST               | New Construction Basis | Acquisition Basis     | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|--|--------------------------|------------------------|-----------------------|----------------------|--------------------------------------|
| <b>PRE-DEVELOPMENT COSTS</b>   |                          |                        |                       |                      |                                      |
| Property Appraisal   | 5,490                    |                        |                       | 3,386                |                                      |
| Market Study   | 3,700                    |                        |                       | 3,700                |                                      |
| Environmental Report(s)  | 8,267                    |                        |                       | 8,267                |                                      |
| Soil Borings   |                          |                        |                       |                      |                                      |
| Boundary and Topographical Survey  |                          |                        |                       |                      |                                      |
| Zoning/Site Plan Fees  |                          |                        |                       |                      |                                      |
| Other: Capital Needs Assessment  | 4,800                    |                        |                       | 4,800                |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                          |                        |                       |                      |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> |                          |                        |                       |                      |                                      |
| <b>Subtotal</b>  | <b>22,257</b>            | <b>-</b>               | <b>-</b>              | <b>20,153</b>        | <b>-</b>                             |
| <b>ACQUISITION</b>   |                          |                        |                       |                      |                                      |
| Land   | 196,100                  |                        |                       |                      |                                      |
| Site Demolition  |                          |                        |                       |                      |                                      |
| Acquisition Legal Fees (if existing structures)                                      | 18,318                   |                        | 10,773                |                      |                                      |
| Existing Structures  | 586,725                  |                        | 315,504               |                      |                                      |
| <b>Subtotal</b>  | <b>801,143</b>           | <b>-</b>               | <b>326,277</b>        | <b>-</b>             | <b>-</b>                             |
| <b>LAND IMPROVEMENTS</b>   |                          |                        |                       |                      |                                      |
| Site Construction (On-site) Per acre: 41,403   | 269,118                  |                        |                       | 269,118              |                                      |
| Site Construction (Off-site)   |                          |                        |                       |                      |                                      |
| <b>Subtotal</b>  | <b>269,118</b>           | <b>-</b>               | <b>-</b>              | <b>269,118</b>       | <b>-</b>                             |
| <b>STRUCTURES</b>  |                          |                        |                       |                      |                                      |
| Residential Structures - New Construction  |                          |                        |                       |                      |                                      |
| Residential Structures - Rehab   | 1,565,169                |                        |                       | 1,565,169            |                                      |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr       |                          |                        |                       |                      |                                      |
| Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab            | 17,265                   |                        |                       | 17,265               |                                      |
| <b>Subtotal</b>  | <b>1,582,435</b>         | <b>-</b>               | <b>-</b>              | <b>1,582,435</b>     | <b>-</b>                             |
| <b>CONTRACTOR SERVICES</b>   |                          |                        |                       |                      |                                      |
| <b>DCA Limit</b>   | <b>14.000%</b>           |                        |                       |                      |                                      |
| Builder Profit: 6.000%   | 111,093                  | 6.000%                 | 111,093               | 111,093              |                                      |
| Builder Overhead: 2.000%   | 37,031                   | 2.000%                 | 37,031                | 37,031               |                                      |
| General Requirements*: 6.000%  | 111,093                  | 6.000%                 | 111,093               | 111,093              |                                      |
| *See OAP: General Requirements policy  | 14.000%                  | 259,217                | <b>Subtotal</b>       | 259,217              |                                      |
| <b>Subtotal</b>  | <b>259,217</b>           | <b>-</b>               | <b>-</b>              | <b>259,217</b>       | <b>-</b>                             |
| <b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>         |                          |                        |                       |                      |                                      |
| Other: << Enter description here; provide detail & justification in tab Part IV-b >> | -                        |                        |                       |                      |                                      |
| <b>Total Construction Hard Costs</b>   | <b>2,110,769.23</b>      |                        |                       |                      |                                      |
| <b>Average TCHC:</b>   | 40,591.72 per Res'l unit | 39,825.83 per unit     | 46.60 per total sq ft |                      |                                      |
|  | 48.52 per Res'l unit SF  | 47.54 per unit sq ft   |                       |                      |                                      |
| <b>CONSTRUCTION CONTINGENCY</b>  |                          |                        |                       |                      |                                      |

**PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

|   |                 | 7.00%                  | 147,754           |                                      |                          | 147,754                     |   |
|---|-----------------|------------------------|-------------------|--------------------------------------|--------------------------|-----------------------------|---|
| <b>I. DEVELOPMENT BUDGET (cont'd)</b>                         |                 |                        | <b>TOTAL COST</b> | <b>New Construction Basis</b>        | <b>Acquisition Basis</b> | <b>Rehabilitation Basis</b> | <b>Amortizable or Non-Depreciable Basis</b> |
| <b>CONSTRUCTION PERIOD FINANCING</b>                          |                 |                        |                   | <b>CONSTRUCTION PERIOD FINANCING</b> |                          |                             |   |
| Bridge Loan Fee   |                 |                        |                   |                                      |                          |                             |   |
| Bridge Loan Interest  |                 |                        |                   |                                      |                          |                             |   |
| Construction Loan Fee   |                 |                        |                   |                                      |                          |                             |   |
| Construction Loan Interest                                    |                 |                        | 86,058            |                                      |                          | 63,597                      |   |
| Construction Legal Fees                                       |                 |                        |                   |                                      |                          |                             |   |
| Construction Period Inspection Fees                           |                 |                        | 2,400             |                                      |                          | 2,400                       |   |
| Construction Period Real Estate Tax                           |                 |                        |                   |                                      |                          |                             |   |
| Construction Insurance  |                 |                        |                   |                                      |                          |                             |   |
| Title and Recording Fees                                      |                 |                        |                   |                                      |                          |                             |   |
| Payment and Performance bonds                                 |                 |                        | 26,605            |                                      |                          | 26,605                      |   |
| Other:  |                 |                        |                   |                                      |                          |                             |   |
| Other:  |                 |                        |                   |                                      |                          |                             |   |
|   | <i>Subtotal</i> |                        | 115,063           | -                                    | -                        | 92,602                      | -   |
| <b>PROFESSIONAL SERVICES</b>                                  |                 |                        |                   | <b>PROFESSIONAL SERVICES</b>         |                          |                             |   |
| Architectural Fee - Design                                    |                 |                        | 34,450            |                                      |                          | 34,450                      |   |
| Architectural Fee - Supervision                               |                 |                        | 18,550            |                                      |                          | 18,550                      |   |
| 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   |                 |                        | 7,420             |                                      |                          | 4,576                       |   |
| Other: Energy Audit Testing                                   |                 |                        | 4,075             |                                      |                          | 4,075                       |   |
|   | <i>Subtotal</i> |                        | 75,870            | -                                    | -                        | 73,026                      | -   |
| <b>LOCAL GOVERNMENT FEES</b>                                  |                 | <i>Avg per unit: 0</i> |                   | <b>LOCAL GOVERNMENT FEES</b>         |                          |                             |   |
| Building Permits  |                 |                        |                   |                                      |                          |                             |   |
| Impact Fees   |                 |                        |                   |                                      |                          |                             |   |
| Water Tap Fees  | <i>waived?</i>  |                        |                   |                                      |                          |                             |   |
| Sewer Tap Fees  | <i>waived?</i>  |                        |                   |                                      |                          |                             |   |
|   | <i>Subtotal</i> |                        | -                 | -                                    | -                        | -                           | -   |
| <b>PERMANENT FINANCING FEES</b>                               |                 |                        |                   | <b>PERMANENT FINANCING FEES</b>      |                          |                             |   |
| Permanent Loan Fees   |                 |                        | 42,155            |                                      |                          |                             |   |
| Permanent Loan Legal Fees                                     |                 |                        | 6,500             |                                      |                          |                             |   |
| Title and Recording Fees                                      |                 |                        | 2,250             |                                      |                          |                             |   |
| Bond Issuance Premium   |                 |                        |                   |                                      |                          |                             |   |
| Cost of Issuance / Underwriter's Discount                     |                 |                        | 38,367            |                                      |                          |                             |   |

**PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

|        |                 |        |  |   |
|--------|-----------------|--------|--|---|
| Other: |                 |        |  |   |
|        | <b>Subtotal</b> | 89,272 |  | - |

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

|   |                            | TOTAL COST | New Construction Basis | Acquisition Basis | Rehabilitation Basis | Amortizable or Non-Depreciable Basis |
|---|----------------------------|------------|------------------------|-------------------|----------------------|--------------------------------------|
| <b>DCA-RELATED COSTS</b>  |                            |            |                        |                   |                      |                                      |
| DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)          |                            |            |                        |                   |                      |                                      |
| Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf) |                            | 6,500      |                        |                   |                      |                                      |
| DCA Waiver and Pre-approval Fees                                    |                            | 9,000      |                        |                   |                      |                                      |
| LIHTC Allocation Processing Fee                                     | 8,415                      | 8,415      |                        |                   |                      |                                      |
| LIHTC Compliance Monitoring Fee                                     | 42,400                     | 42,400     |                        |                   |                      |                                      |
| 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:  |                            |            |                        |                   |                      |                                      |
|   | <b>Subtotal</b>            | 69,315     |                        |                   |                      | -                                    |
| <b>EQUITY COSTS</b>   |                            |            |                        |                   |                      |                                      |
| Partnership Organization Fees                                       |                            | 300        |                        |                   |                      |                                      |
| Tax Credit Legal Opinion  |                            |            |                        |                   |                      |                                      |
| Syndicator Legal Fees   |                            | 16,304     |                        |                   |                      |                                      |
| Other:  |                            |            |                        |                   |                      |                                      |
|   | <b>Subtotal</b>            | 16,604     |                        |                   |                      | -                                    |
| <b>DEVELOPER'S FEE</b>  |                            |            |                        |                   |                      |                                      |
| Developer's Overhead  | 10.000%                    | 46,696     |                        | 5,007             | 41,689               |                                      |
| Consultant's Fee  | 70.000%                    | 326,874    |                        | 35,051            | 291,823              |                                      |
| Guarantor Fees  | 0.000%                     |            |                        |                   |                      |                                      |
| Developer's Profit  | 20.000%                    | 93,393     |                        | 10,015            | 83,378               |                                      |
|   | <b>Subtotal</b>            | 466,963    | -                      | 50,073            | 416,890              | -                                    |
| <b>START-UP AND RESERVES</b>  |                            |            |                        |                   |                      |                                      |
| Marketing   |                            |            |                        |                   |                      |                                      |
| Rent-Up Reserves  | 38,088                     |            |                        |                   |                      |                                      |
| Operating Deficit Reserve:  | 108,410                    | 64,982     |                        |                   |                      |                                      |
| Replacement Reserve   |                            | -          |                        |                   |                      |                                      |
| Furniture, Fixtures and Equipment                                   | Proposed Avg Per Unit: 132 | 7,000      |                        |                   | 7,000                |                                      |
| Other: PRA Escrow   |                            | 48,192     |                        |                   |                      |                                      |
|   | <b>Subtotal</b>            | 120,174    | -                      | -                 | 7,000                | -                                    |
| <b>OTHER COSTS</b>  |                            |            |                        |                   |                      |                                      |
| Relocation  |                            | 11,938     |                        |                   | 11,938               |                                      |
| Other: Project Administration                                       |                            | 250        |                        |                   |                      |                                      |
|   | <b>Subtotal</b>            | 12,188     | -                      | -                 | 11,938               | -                                    |

**PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

|                                     |                  |                  |                     |                  |          |
|-------------------------------------|------------------|------------------|---------------------|------------------|----------|
| <b>TOTAL DEVELOPMENT COST (TDC)</b> | <b>4,047,372</b> | <b>-</b>         | <b>376,350</b>      | <b>2,880,132</b> | <b>-</b> |
| <i>Average TDC Per:</i>             | <i>Unit:</i>     | <i>76,365.51</i> | <i>Square Foot:</i> | <i>89.35</i>     |          |

**II. TAX CREDIT CALCULATION - BASIS METHOD**

**Subtractions From Eligible Basis**

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

|                                       | <b>New Construction Basis</b> | <b>4% Acquisition Basis</b> | <b>Rehabilitation Basis</b> |
|---------------------------------------|-------------------------------|-----------------------------|-----------------------------|
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
|                                       |                               |                             |                             |
| <b>Total Subtractions From Basis:</b> | <b>0</b>                      |                             | <b>0</b>                    |

**Eligible Basis Calculation**

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

|  |         |                |           |
|--|---------|----------------|-----------|
|  | 0       | 376,350        | 2,880,132 |
|  | 0       |                | 0         |
|  | 0       | 376,350        | 2,880,132 |
|  |         |                | 100.00%   |
|  | 0       | 376,350        | 2,880,132 |
|  | 100.00% | 100.00%        | 100.00%   |
|  | 0       | 376,350        | 2,880,132 |
|  |         | 3.23%          | 3.23%     |
|  | 0       | 12,156         | 93,028    |
| <b>Total Basis Method Tax Credit Calculation</b> |         | <b>105,184</b> |           |

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

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.  
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)  
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds  
 Equity Gap  
 Divide Equity Gap by 10  
 Annual Equity Required  
 Enter Final Federal and State Equity Factors (not including GP contribution)  
**Total Gap Method Tax Credit Calculation**

|   |   |                |   |                |
|---|---|----------------|---|----------------|
| 8,722,878   | If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: | Funding Amount | 0 | Hist Desig     |
| 4,047,372   |   |                |   |                |
| 1,964,915   |   |                |   |                |
| 2,082,457   |   |                |   |                |
| / 10  |   |                |   |                |
| 208,246   |   | Federal        |   | State          |
| 1.9300  | =   | 1.3400         | + | 0.5900         |
| <b>107,899</b>  |   |                |   |                |
| <b>TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:</b> |   |                |   | <b>105,184</b> |

**PART FOUR - USES OF FUNDS - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

105,184

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

105,184

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

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

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

**RESERVES:**

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

**OPERATING 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 \$48,192 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 - Wildwood Villas I - Statesboro - Bulloch, 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 48,192 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab.  $\$48,192 = (\$39 \text{ increase} \times 32 \text{ units} \times 24 \text{ months}) + (\$38 \text{ increase} \times 20 \text{ units} \times 24 \text{ months})$

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 Wildwood Villas I, Statesboro, Bulloch 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 |

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

| Utility                                     | Fuel                                      | Paid By (check one)                 |                          | Efficiency | Tenant-Paid Utility Allowances by Unit Size (# Bdrms) |            |            |          |          |
|---|---|-------------------------------------|--------------------------|------------|---|------------|------------|----------|----------|
|   |   | Tenant                              | Owner                    |            | 1   | 2          | 3          | 4        |          |
| Heat  | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 23  | 35         |            |          |          |
| Cooking                                     | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 8   | 12         |            |          |          |
| Hot Water                                   | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 14  | 21         |            |          |          |
| Air Conditioning                            | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 10  | 15         |            |          |          |
| Range/Microwave                             | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 8   | 12         |            |          |          |
| Refrigerator                                | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 8   | 12         |            |          |          |
| Other Electric                              | Electric                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 9   | 12         |            |          |          |
| Water & Sewer                               | Submetered*? <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 20  | 33         |            |          |          |
| Refuse Collection                           |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |            | 17  | 17         |            |          |          |
| <b>Total Utility Allowance by Unit Size</b> |   |                                     |                          |            | <b>0</b>  | <b>117</b> | <b>169</b> | <b>0</b> | <b>0</b> |

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

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

**Paid By (check one)**

**Tenant-Paid Utility Allowances by Unit Size (# Bdrms)**

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

\*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**





|                             |                 |   |        |        |   |   |        |
|-----------------------------|-----------------|---|--------|--------|---|---|--------|
|                             | <i>Historic</i> | 0 | 0      | 0      | 0 | 0 | 0      |
| Elevator                    |                 | 0 | 0      | 0      | 0 | 0 | 0      |
|                             | <i>Historic</i> | 0 | 0      | 0      | 0 | 0 | 0      |
| <b>Unit Square Footage:</b> |                 |   |        |        |   |   |        |
| Low Income                  | 60% AMI         | 0 | 13,420 | 30,080 | 0 | 0 | 43,500 |
|                             | 50% AMI         | 0 | 0      | 0      | 0 | 0 | 0      |
|                             | Total           | 0 | 13,420 | 30,080 | 0 | 0 | 43,500 |
| Unrestricted                |                 | 0 | 0      | 0      | 0 | 0 | 0      |
| Total Residential           |                 | 0 | 13,420 | 30,080 | 0 | 0 | 43,500 |
| Common Space                |                 | 0 | 0      | 898    | 0 | 0 | 898    |
| Total                       |                 | 0 | 13,420 | 30,978 | 0 | 0 | 44,398 |

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 9,352 Laundry, vending, app fees, etc. Actual pct of PGI: 3.47%

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       | 15,222 |
| Maintenance Salaries & Benefits      | 15,784 |
| Support Services Salaries & Benefits | 12,763 |

On-Site Security

|                         |   |
|-------------------------|---|
| Contracted Guard        |   |
| Electronic Alarm System |   |
| <b>Subtotal</b>         | 0 |

Taxes and Insurance

|                            |        |
|----------------------------|--------|
| Real Estate Taxes (Gross)* | 11,364 |
| Insurance**                | 13,990 |
| Other (describe here)      | 1,145  |

|                       |        |
|-----------------------|--------|
| Other (describe here) |        |
| <b>Subtotal</b>       | 43,769 |

**On-Site Office Costs**

|                                     |       |
|-------------------------------------|-------|
| Office Supplies & Postage           | 3,100 |
| Telephone                           | 1,944 |
| Travel                              | 0     |
| Leased Furniture / Equipment        | 0     |
| Activities Supplies / Overhead Cost | 0     |
| Other (describe here)               |       |
| <b>Subtotal</b>                     | 5,044 |

**Maintenance Expenses**

|                       |        |
|-----------------------|--------|
| Contracted Repairs    | 203    |
| General Repairs       | 500    |
| Grounds Maintenance   | 8,210  |
| Extermination         | 11,464 |
| Maintenance Supplies  | 6,409  |
| Elevator Maintenance  | 0      |
| Redecorating          | 1,519  |
| Other (describe here) |        |
| <b>Subtotal</b>       | 28,305 |

**Professional Services**

|                       |       |
|-----------------------|-------|
| Legal                 | 1,620 |
| Accounting            | 6,075 |
| Advertising           | 1,500 |
| Other (describe here) |       |
| <b>Subtotal</b>       | 9,195 |

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

|                       |   |       |
|-----------------------|---|-------|
| Electricity           | 7 | 4,280 |
| Natural Gas           | 2 | 1,000 |
| Water&Swr             | 2 | 1,560 |
| Trash Collection      |   | 1,500 |
| Other (describe here) |   |       |
| <b>Subtotal</b>       |   | 8,340 |

**WARNING!**  
RR proposed is below the DCA required minimum.

|                 |        |
|-----------------|--------|
| <b>Subtotal</b> | 26,499 |
|-----------------|--------|

**Management Fee:**

|        |
|--------|
| 31,200 |
|--------|

632.99 *Average per unit per year*  
52.75 *Average per unit per month*

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

|                                 |         |
|---------------------------------|---------|
| <b>TOTAL OPERATING EXPENSES</b> | 152,352 |
|---------------------------------|---------|

*Average per unit* 2,874.57

*Total OE Required* 2,875

**Replacement Reserve (RR)**

|        |
|--------|
| 15,900 |
|--------|

|                                  |     |
|----------------------------------|-----|
| Proposed average RR/unit amount: | 300 |
|----------------------------------|-----|

Minimum Replacement Reserve Calculation

| Unit Type     | Units x RR Min     | Total by Type |
|---------------|--------------------|---------------|
| Multifamily   |                    |               |
| Rehab         | 53 units x \$350 = | 18,550        |
| New Constr    | 0 units x \$250 =  | 0             |
| SF or Duplex  | 0 units x \$420 =  | 0             |
| Historic Rhb  | 0 units x \$420 =  | 0             |
| <b>Totals</b> | 53                 | <b>18,550</b> |

|                              |         |
|------------------------------|---------|
| <b>TOTAL ANNUAL EXPENSES</b> | 168,252 |
|------------------------------|---------|

**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 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 Wildwood Villas I, Statesboro, Bulloch County**

**I. OPERATING ASSUMPTIONS**

|                           |        |
|---------------------------|--------|
| Revenue Growth            | 2.00%  |
| Expense Growth            | 3.00%  |
| Reserves Growth           | 3.00%  |
| Vacancy & Collection Loss | 10.00% |
| 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:    | 12.61% |
| Expense Growth Rate (3.00%)  | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 31,200 |
| 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                  | 269,472   | 274,861   | 280,359   | 285,966   | 291,685   | 297,519   | 303,469   | 309,539   | 315,729   | 322,044   |
| Ancillary Income          | 5,389     | 5,497     | 5,607     | 5,719     | 5,834     | 5,950     | 6,069     | 6,191     | 6,315     | 6,441     |
| Vacancy                   | (27,486)  | (28,036)  | (28,597)  | (29,169)  | (29,752)  | (30,347)  | (30,954)  | (31,573)  | (32,204)  | (32,848)  |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (121,152) | (124,787) | (128,530) | (132,386) | (136,358) | (140,448) | (144,662) | (149,002) | (153,472) | (158,076) |
| Property Mgmt             | (31,200)  | (32,136)  | (33,100)  | (34,093)  | (35,116)  | (36,169)  | (37,254)  | (38,372)  | (39,523)  | (40,709)  |
| Reserves                  | (15,900)  | (16,377)  | (16,868)  | (17,374)  | (17,896)  | (18,432)  | (18,985)  | (19,555)  | (20,142)  | (20,746)  |
| NOI                       | 79,123    | 79,023    | 78,871    | 78,663    | 78,398    | 78,072    | 77,684    | 77,228    | 76,703    | 76,106    |
| Mortgage A                | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  |
| Mortgage B                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Mortgage C                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.      | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Asset Mgmt                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Cash Flow                 | 14,656    | 14,556    | 14,403    | 14,196    | 13,930    | 13,605    | 13,216    | 12,760    | 12,236    | 11,638    |
| DCR Mortgage A            | 1.23      | 1.23      | 1.22      | 1.22      | 1.22      | 1.21      | 1.21      | 1.20      | 1.19      | 1.18      |
| DCR Mortgage B            |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C            |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source          |           |           |           |           |           |           |           |           |           |           |
| Total DCR                 | 1.23      | 1.23      | 1.22      | 1.22      | 1.22      | 1.21      | 1.21      | 1.20      | 1.19      | 1.18      |
| Oper Exp Coverage Ratio   | 1.47      | 1.46      | 1.44      | 1.43      | 1.41      | 1.40      | 1.39      | 1.37      | 1.36      | 1.35      |
| Mortgage A Balance        | 1,184,084 | 1,172,667 | 1,160,726 | 1,148,236 | 1,135,172 | 1,121,507 | 1,107,216 | 1,092,267 | 1,076,632 | 1,060,279 |
| Mortgage B Balance        | 624,739   | 631,015   | 637,354   | 643,757   | 650,224   | 656,756   | 663,354   | 670,018   | 676,749   | 683,547   |
| Mortgage C Balance        |           |           |           |           |           |           |           |           |           |           |
| Other Source Balance      |           |           |           |           |           |           |           |           |           |           |

| Year                      | 11       | 12       | 13       | 14       | 15       | 16       | 17       | 18       | 19       | 20       |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Revenues                  | 328,485  | 335,055  | 341,756  | 348,591  | 355,563  | 362,674  | 369,927  | 377,326  | 384,872  | 392,570  |
| Ancillary Income          | 6,570    | 6,701    | 6,835    | 6,972    | 7,111    | 7,253    | 7,399    | 7,547    | 7,697    | 7,851    |
| Vacancy                   | (33,505) | (34,176) | (34,859) | (35,556) | (36,267) | (36,993) | (37,733) | (38,487) | (39,257) | (40,042) |
| Other Income (OI)         | -        | -        | -        | -        | -        | -        | -        | -        | -        | -        |
| OI Not Subject to Mgt Fee | -        | -        | -        | -        | -        | -        | -        | -        | -        | -        |

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**I. OPERATING ASSUMPTIONS**

|                           |        |
|---------------------------|--------|
| Revenue Growth            | 2.00%  |
| Expense Growth            | 3.00%  |
| Reserves Growth           | 3.00%  |
| Vacancy & Collection Loss | 10.00% |
| 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:    | 12.61% |
| Expense Growth Rate (3.00%)  | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 31,200 |
| Percent of Effective Gross Income  |     | --> If Yes, indicate actual percentage: |        |

**II. OPERATING PRO FORMA**

|                          |           |           |           |           |           |           |           |           |           |           |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Expenses less Mgt Fee    | (162,818) | (167,703) | (172,734) | (177,916) | (183,253) | (188,751) | (194,413) | (200,246) | (206,253) | (212,441) |
| Property Mgmt            | (41,930)  | (43,188)  | (44,484)  | (45,818)  | (47,193)  | (48,609)  | (50,067)  | (51,569)  | (53,116)  | (54,709)  |
| Reserves                 | (21,368)  | (22,009)  | (22,670)  | (23,350)  | (24,050)  | (24,772)  | (25,515)  | (26,280)  | (27,069)  | (27,881)  |
| NOI                      | 75,433    | 74,680    | 73,844    | 72,923    | 71,910    | 70,803    | 69,598    | 68,290    | 66,875    | 65,349    |
| Mortgage A               | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  |
| Mortgage B               | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Mortgage C               | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.     | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Asset Mgmt               | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Cash Flow                | 10,965    | 10,213    | 9,377     | 8,456     | 7,443     | 6,336     | 5,131     | 3,823     | 2,408     | 881       |
| DCR Mortgage A           | 1.17      | 1.16      | 1.15      | 1.13      | 1.12      | 1.10      | 1.08      | 1.06      | 1.04      | 1.01      |
| DCR Mortgage B           |           |           |           |           |           |           |           |           |           |           |
| DCR Mortgage C           |           |           |           |           |           |           |           |           |           |           |
| DCR Other Source         |           |           |           |           |           |           |           |           |           |           |
| Total DCR                | 1.17      | 1.16      | 1.15      | 1.13      | 1.12      | 1.10      | 1.08      | 1.06      | 1.04      | 1.01      |
| Oper Exp Coverage Ratio  | 1.33      | 1.32      | 1.31      | 1.30      | 1.28      | 1.27      | 1.26      | 1.25      | 1.23      | 1.22      |
| Mortgage A Balance       | 1,043,174 | 1,025,283 | 1,006,571 | 986,999   | 966,528   | 945,116   | 922,721   | 899,297   | 874,797   | 849,171   |
| Mortgage B Balance       | 690,414   | 697,350   | 704,356   | 711,432   | 718,579   | 725,797   | 733,089   | 740,453   | 747,892   | 755,405   |
| Mortgage C Balance       |           |           |           |           |           |           |           |           |           |           |
| Other Source Balance     |           |           |           |           |           |           |           |           |           |           |

| Year                      | 21        | 22        | 23        | 24        | 25        | 26        | 27        | 28        | 29        | 30        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 400,421   | 408,430   | 416,598   | 424,930   | 433,429   | 442,097   | 450,939   | 459,958   | 469,157   | 478,540   |
| Ancillary Income          | 8,008     | 8,169     | 8,332     | 8,499     | 8,669     | 8,842     | 9,019     | 9,199     | 9,383     | 9,571     |
| Vacancy                   | (40,843)  | (41,660)  | (42,493)  | (43,343)  | (44,210)  | (45,094)  | (45,996)  | (46,916)  | (47,854)  | (48,811)  |
| Other Income (OI)         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (218,814) | (225,378) | (232,140) | (239,104) | (246,277) | (253,665) | (261,275) | (269,114) | (277,187) | (285,503) |
| Property Mgmt             | (56,351)  | (58,041)  | (59,782)  | (61,576)  | (63,423)  | (65,326)  | (67,286)  | (69,304)  | (71,383)  | (73,525)  |
| Reserves                  | (28,717)  | (29,579)  | (30,466)  | (31,380)  | (32,321)  | (33,291)  | (34,290)  | (35,318)  | (36,378)  | (37,469)  |
| NOI                       | 63,705    | 61,940    | 60,049    | 58,026    | 55,866    | 53,563    | 51,111    | 48,505    | 45,738    | 42,803    |
| Mortgage A                | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  |
| Mortgage B                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**I. OPERATING ASSUMPTIONS**

|                           |        |
|---------------------------|--------|
| Revenue Growth            | 2.00%  |
| Expense Growth            | 3.00%  |
| Reserves Growth           | 3.00%  |
| Vacancy & Collection Loss | 10.00% |
| 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:    | 12.61% |
| Expense Growth Rate (3.00%)  | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 31,200 |
| 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                | (763)   | (2,527) | (4,418) | (6,441) | (8,601) | (10,904) | (13,356) | (15,962) | (18,729) | (21,664) |
| DCR Mortgage A           | 0.99    | 0.96    | 0.93    | 0.90    | 0.87    | 0.83     | 0.79     | 0.75     | 0.71     | 0.66     |
| DCR Mortgage B           |         |         |         |         |         |          |          |          |          |          |
| DCR Mortgage C           |         |         |         |         |         |          |          |          |          |          |
| DCR Other Source         |         |         |         |         |         |          |          |          |          |          |
| Total DCR                | 0.99    | 0.96    | 0.93    | 0.90    | 0.87    | 0.83     | 0.79     | 0.75     | 0.71     | 0.66     |
| Oper Exp Coverage Ratio  | 1.21    | 1.20    | 1.19    | 1.17    | 1.16    | 1.15     | 1.14     | 1.13     | 1.12     | 1.11     |
| Mortgage A Balance       | 822,368 | 794,334 | 765,012 | 734,343 | 702,264 | 668,713  | 633,619  | 596,914  | 558,523  | 518,367  |
| Mortgage B Balance       | 762,994 | 770,659 | 778,401 | 786,221 | 794,119 | 802,097  | 810,155  | 818,293  | 826,514  | 834,817  |
| Mortgage C Balance       |         |         |         |         |         |          |          |          |          |          |
| Other Source Balance     |         |         |         |         |         |          |          |          |          |          |

| Year                      | 31        | 32        | 33        | 34        | 35        |
|---------------------------|-----------|-----------|-----------|-----------|-----------|
| Revenues                  | 488,111   | 497,873   | 507,831   | 517,988   | 528,347   |
| Ancillary Income          | 9,762     | 9,957     | 10,157    | 10,360    | 10,567    |
| Vacancy                   | (49,787)  | (50,783)  | (51,799)  | (52,835)  | (53,891)  |
| Other Income (OI)         | -         | -         | -         | -         | -         |
| OI Not Subject to Mgt Fee | -         | -         | -         | -         | -         |
| Expenses less Mgt Fee     | (294,068) | (302,890) | (311,976) | (321,336) | (330,976) |
| Property Mgmt             | (75,731)  | (78,003)  | (80,343)  | (82,753)  | (85,235)  |
| Reserves                  | (38,593)  | (39,751)  | (40,944)  | (42,172)  | (43,437)  |
| NOI                       | 39,694    | 36,404    | 32,926    | 29,252    | 25,375    |
| Mortgage A                | (64,467)  | (64,467)  | (64,467)  | (64,467)  | (64,467)  |
| Mortgage B                | -         | -         | -         | -         | -         |
| Mortgage C                | -         | -         | -         | -         | -         |
| D/S Other Source,not DDF  | -         | -         | -         | -         | -         |
| DCA HOME Cash Resrv.      |           |           |           |           |           |
| Asset Mgmt                | -         | -         | -         | -         | -         |
| Cash Flow                 | (24,773)  | (28,063)  | (31,542)  | (35,216)  | (39,093)  |
| DCR Mortgage A            | 0.62      | 0.56      | 0.51      | 0.45      | 0.39      |

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**I. OPERATING ASSUMPTIONS**

|                           |        |
|---------------------------|--------|
| Revenue Growth            | 2.00%  |
| Expense Growth            | 3.00%  |
| Reserves Growth           | 3.00%  |
| Vacancy & Collection Loss | 10.00% |
| 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:    | 12.61% |
| Expense Growth Rate (3.00%)  | Yes | --> If Yes, indicate Yr 1 Mgt Fee Amt:  | 31,200 |
| 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               | 0.62    | 0.56    | 0.51    | 0.45    | 0.39    |
| Oper Exp Coverage Ratio | 1.10    | 1.09    | 1.08    | 1.07    | 1.06    |
| Mortgage A Balance      | 476,367 | 432,438 | 386,490 | 338,432 | 288,166 |
| Mortgage B Balance      | 843,204 | 851,674 | 860,230 | 868,872 | 877,601 |
| 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 10%.

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

DCA's Overall Comments / Approval Conditions:

|      |
|------|
| 1.)  |
| 2.)  |
| 3.)  |
| 4.)  |
| 5.)  |
| 6.)  |
| 7.)  |
| 8.)  |
| 9.)  |
| 10.) |
| 11.) |
| 12.) |
| 13.) |
| 14.) |
| 15.) |
| 16.) |
| 17.) |
| 18.) |
| 19.) |
| 20.) |

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

Pass?

*Threshold Justification per Applicant*

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

DCA's Comments:

**2 COST LIMITS**

Pass?

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

**New Construction and Acquisition/Rehabilitation**

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

Is this Criterion met?

| Unit Type              | Nbr Units | Unit Cost Limit total by Unit Type | Nbr Units | Unit Cost Limit total by Unit Type |
|------------------------|-----------|------------------------------------|-----------|------------------------------------|
| Detached/Se Efficiency | 0         | 117,818 x 0 units = 0              | 0         | 129,599 x 0 units = 0              |
| mi-Detached 1 BR       | 1         | 154,420 x 0 units = 0              | 0         | 169,862 x 0 units = 0              |

MSA for Cost Limit purposes:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

|                                    |            |           |                      |                  |          |                     |          |
|------------------------------------|------------|-----------|----------------------|------------------|----------|---------------------|----------|
| 2 BR                               | 2          | 0         | 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> |
| <b>Row House</b>                   | Efficiency | 0         | 110,334 x 0 units =  | 0                | 0        | 121,367 x 0 units = | 0        |
|                                    | 1 BR       | 1         | 144,909 x 20 units = | 2,898,180        | 0        | 159,399 x 0 units = | 0        |
|                                    | 2 BR       | 2         | 176,506 x 33 units = | 5,824,698        | 0        | 194,156 x 0 units = | 0        |
|                                    | 3 BR       | 3         | 217,443 x 0 units =  | 0                | 0        | 239,187 x 0 units = | 0        |
|                                    | 4 BR       | 4         | 258,414 x 0 units =  | 0                | 0        | 284,255 x 0 units = | 0        |
| <i>Subtotal</i>                    |            | <i>53</i> |                      | <i>8,722,878</i> | <i>0</i> |                     | <i>0</i> |
| <b>Walkup</b>                      | Efficiency | 0         | 91,210 x 0 units =   | 0                | 0        | 100,331 x 0 units = | 0        |
|                                    | 1 BR       | 1         | 125,895 x 0 units =  | 0                | 0        | 138,484 x 0 units = | 0        |
|                                    | 2 BR       | 2         | 159,553 x 0 units =  | 0                | 0        | 175,508 x 0 units = | 0        |
|                                    | 3 BR       | 3         | 208,108 x 0 units =  | 0                | 0        | 228,918 x 0 units = | 0        |
|                                    | 4 BR       | 4         | 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> |
| <b>Elevator</b>                    | Efficiency | 0         | 95,549 x 0 units =   | 0                | 0        | 105,103 x 0 units = | 0        |
|                                    | 1 BR       | 1         | 133,769 x 0 units =  | 0                | 0        | 147,145 x 0 units = | 0        |
|                                    | 2 BR       | 2         | 171,988 x 0 units =  | 0                | 0        | 189,186 x 0 units = | 0        |
|                                    | 3 BR       | 3         | 229,318 x 0 units =  | 0                | 0        | 252,249 x 0 units = | 0        |
|                                    | 4 BR       | 4         | 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> |
| <b>Total Per Construction Type</b> |            | <b>53</b> |                      | <b>8,722,878</b> | <b>0</b> |                     | <b>0</b> |

purposes:

**Valdosta**

Tot Development Costs:

**4,047,372**

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

**Project Cost Limit (PCL)**

**8,722,878**

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 project will offer one and two bedroom units targeting family households.

**4 REQUIRED SERVICES** Pass?

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

*Threshold Justification per Applicant* *DCA's Comments:*

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

**5 MARKET FEASIBILITY** Pass?

A. Provide the name of the market study analyst used by applicant: **Bowen National Research**

B. Project absorption period to reach stabilized occupancy: **Eight Months**

C. Overall Market Occupancy Rate: **98.20%**

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

D. Overall capture rate for tax credit units

D. **4.60%**

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           | <b>2014-027 Newport Trace</b> |
| 2           |                               |

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

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

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

F. **No**

*Threshold Justification per Applicant*

It is the opinion of the market analyst that a market exists for the 53 units upon rehabilitation. Given the limited number of affordable developments within the Site PMA, the renovated subject project will 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 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.**

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**Applicant Response DCA USE**

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

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

- 1) 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) <b>Geotechnical &amp; Environmental Consultants, Inc.</b> |  |
| 2) <b>&lt;65 dB</b>  |  |

No applicable road sources (<65 dB), No applicable railways (<65 dB), Statesboro Municipal Airport 2.5 miles Northeast (<55 dB)

**D. Is the subject property located in a:**

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

**D.**

|              |  |
|--------------|--|
| 1) <b>No</b> |  |
| 2) <b>No</b> |  |
| a)           |  |
| b)           |  |
| c)           |  |
| 3) <b>No</b> |  |
| a)           |  |
| b)           |  |
| c)           |  |
| 4) <b>No</b> |  |

**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)            |  |
| <b>G. N/A</b> |  |

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

**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. <b>&lt;&lt;Select&gt;&gt;</b> | <b>&lt;&lt;Select&gt;&gt;</b> |
|----------------------------------|-------------------------------|

**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>>**

**C. Name of Entity with site control:**

**C. Statesboro Ltd. L.P.**

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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D. Is there any Identity of Interest between the entity with site control and the applicant?

D. 

|     |  |
|-----|--|
| Yes |  |
|-----|--|

*Threshold Justification per Applicant*

The General Partner of Statesboro Ltd. L.P. (the Transferor) is Hallmark Group Services of Georgia, LLC, of which Martin H. Petersen s the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Wildwood Villas I, LLC (the Transferee).

*DCA's Comments:*

**9 SITE ACCESS**

Pass? 

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

- 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?

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 by the plans provided.

*DCA's Comments:*

**10 SITE ZONING**

Pass? 

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

- 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?

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? 

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

A. Check applicable utilities and enter provider name:

1) Gas

|     |
|-----|
| N/A |
|-----|

1) 

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

*Threshold Justification per Applicant*

2) Electric

|               |
|---------------|
| Georgia Power |
|---------------|

2) 

|     |  |
|-----|--|
| Yes |  |
|-----|--|

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**Applicant Response DCA USE**

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

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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)  |     |  |
| B1) | Yes |  |
| 2)  | Yes |  |

- B. Check all that are available to the site and enter provider name:
  - 1) Public water
  - 2) Public sewer

|                    |
|--------------------|
| City of Statesboro |
| City of Statesboro |

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 |                          |
| B.  | Agree           |                          |

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 |  |  |

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.  | Disagree |  |
| 1)  | Yes      |  |
| 2)  | Yes      |  |
| 3)  | No       |  |
| 4)  | Yes      |  |
| 5)  | Yes      |  |
| 6a) | Yes      |  |
| 6b) | No       |  |
| D.  | N/A      |  |
| 1)  |          |  |
| 2)  |          |  |
| 3a) |          |  |
| 3b) |          |  |

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?

Threshold Justification per Applicant

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

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

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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**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 24, 2017**

Name of consultant preparing PNA:

**Mary Lonski-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 replace

D. **Yes**

DCA Rehabilitation Work Scope form referenced above clearly

1. All immediate needs identified in the PNA.

1) **Yes**

addresses:

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. **No**

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 Wildwood Villas I, Statesboro, Bulloch County**

**Applicant Response DCA USE**

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

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*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<br>Equipped: | Minimum Required: |            |
|--|---------------------------|-------------------|------------|
|  |                           | Nbr of Units      | Percentage |
| 1) a. Mobility Impaired  | 3                         | 3                 | 5%         |
| b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?                       | 2                         | 2                 | 40%        |
| 2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents? | 2                         | 2                 | 2%         |
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?  
 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 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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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?

Yes

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

Yes

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

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

A. Yes

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

1) Exterior Wall Finishes (select one)

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

1) Yes

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

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

2) Yes

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

1) N/A

C. 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. No

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch 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. 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?

|     |  |
|-----|--|
|     |  |
| Yes |  |

*Threshold Justification per Applicant*

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

*DCA's Comments:*

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

**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.

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

*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

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

**Applicant Response DCA USE**

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

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

D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]

E. Other (If Yes, then also describe):

E.

D.

No

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

Pass?

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

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

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

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

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

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

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

1) Number of Over Income Tenants

2

4) Number of Down units

0

2) Number of Rent Burdened Tenants

35

5) Number of Displaced Tenants

2

3) Number of Vacancies

5

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

1) Individual interviews

Yes

3) Written Notifications

Yes

2) Meetings

Yes

4) Other - describe in box provided:

*Threshold Justification per Applicant*

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

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

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

Pass?

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

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

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

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

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

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

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

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

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

*Threshold Justification per Applicant*

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch 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:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

**Pass?**

*Threshold Justification per Applicant*

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

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

|                    |                   |                  |
|--------------------|-------------------|------------------|
| <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
| <b>92</b>          | <b>20</b>         | <b>20</b>        |
| <b>10</b>          | <b>10</b>         | <b>10</b>        |
| A.                 |                   | <b>0</b>         |
| B.                 |                   | <b>0</b>         |

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

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

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

DCA's Comments:

*Enter "1" for each item listed below.*

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

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

Choose A or B.

3

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

**A. Deeper Targeting through Rent Restrictions**

Total Residential Units: **52**

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

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

Actual Percent of Residential Units:

| Per Applicant | Per DCA      |
|---------------|--------------|
| <b>0.00%</b>  | <b>0.00%</b> |
| <b>0.00%</b>  | <b>0.00%</b> |

2

|    |   |   |
|----|---|---|
| A. | 0 | 0 |
| 1. | 0 | 0 |
| 2. | 0 | 0 |

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

Nbr of PBRA Residential Units:

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

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

|              |              |
|--------------|--------------|
| <b>0.00%</b> | <b>0.00%</b> |
| <b>0</b>     | <b>0</b>     |

3

|    |   |   |
|----|---|---|
| B. | 0 | 0 |
| 1. | 0 | 0 |
| 2. | 0 | 0 |

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

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

13

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

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

- A. Desirable Activities** (1 or 2 pts each - see QAP)
- 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**

Applicant Agrees? DCA Agrees?

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

|  |  |
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|  |  |

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation

OR 2. Site is **within one (1) mile\*** of a transit hub

3. Applicant in A1 or A2 above serves Family tenancy.

**B. Access to Public Transportation**

Choose only one option in B.

1. Site is **within 1/4 mile\*** of an established public transportation stop

OR 2. Site is **within 1/2 mile\*** of an established public transportation stop

OR 3. Site is **within one (1) mile\*** of an established public transportation stop

**Rural Pool**

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

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

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

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

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

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

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

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

**A. Sustainable Communities Certification**

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

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

**1. EarthCraft Communities**

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

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

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

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

**Commitments for Building Certification:**

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

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

|   |    |                      |                      |
|---|----|----------------------|----------------------|
| 1 | B. | <input type="text"/> | <input type="text"/> |
|---|----|----------------------|----------------------|

**C. Exceptional Sustainable Building Certification**

|   |    |        |        |
|---|----|--------|--------|
| 3 | C. | Yes/No | Yes/No |
|---|----|--------|--------|

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

|    |                      |                      |
|----|----------------------|----------------------|
| 1. | <input type="text"/> | <input type="text"/> |
|----|----------------------|----------------------|

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

|   |    |   |   |
|---|----|---|---|
| 1 | D. | 0 | 0 |
|---|----|---|---|

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

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

**A Census Tract Demographics**

|   |                      |                      |
|---|----------------------|----------------------|
| 3 | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|

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

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

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

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

- 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:  <Select>  <Select>

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

**D. Mixed-Income Developments in Stable Communities**

Market units:  0 Total Units:  53 Mkt Pct of Total:  0.00%

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

DCA's Comments:

**8. TRANSFORMATIONAL COMMUNITIES**

(choose A or B)

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

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

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

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

**TOTALS:**

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

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

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

**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?  
 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.)  |  |  |
| ii.) |  |  |

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

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

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

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

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

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

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

  
 Project is in a QCT? **No** Census Tract Number: **1106.010** Eligible Basis Adjustment: **<<Select>>**

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

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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|                |                    |                   |                  |
|----------------|--------------------|-------------------|------------------|
| <b>TOTALS:</b> | <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
|                | 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 |        |  |
| Contact Name | Direct Line |  | Email   |        |  |
|              |             |  | Yes/No  | Yes/No |  |

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

|   |  |  |
|---|--|--|
| 1 |  |  |
|---|--|--|

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

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

|     |  |  |
|-----|--|--|
| ii. |  |  |
|-----|--|--|

|                     |  |  |  |  |  |
|---------------------|--|--|--|--|--|
| [Empty comment box] |  |  |  |  |  |
|---------------------|--|--|--|--|--|

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?

|   |                        |  |
|---|------------------------|--|
| 1 | 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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|                    |                   |                  |
|--------------------|-------------------|------------------|
| <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
| <b>TOTALS: 92</b>  | <b>20</b>         | <b>20</b>        |

|              |             |   |  |
|--------------|-------------|---|--|
| 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. Public Meetings |   | ii. |        |        |

|   |  |  |  |                        |  |
|---|--|--|--|------------------------|--|
| 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:

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

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|                    |                   |                  |
|--------------------|-------------------|------------------|
| <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
| <b>TOTALS: 92</b>  | <b>20</b>         | <b>20</b>        |
| 4                  |                   |                  |
| 1                  | 1.                |                  |

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**Family**

|  |             |  |               |  |  |
|--|-------------|--|---------------|--|--|
| Source   |             |  | Bank Name     |  |  |
| Contact  | Direct Line |  | Account Name  |  |  |
| Email  |             |  | Bank Website  |  |  |
| Bank Contact   | Direct Line |  | Contact Email |  |  |
| Description of Use of Funds  |             |  |               |  |  |
| Narrative of how the secured funds support the Community Revitalization Plan or Community Transformation Plan. |             |  |               |  |  |

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

**2. Long-term Ground Lease**

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

|   |    |  |  |
|---|----|--|--|
| 1 | 2. |  |  |
| 2 | 3. |  |  |

**3. Third-Party Capital Investment**

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

|   |                                   |         |                                |           |
|---|-----------------------------------|---------|--------------------------------|-----------|
| Unrelated Third-Party Name  |                                   |         | Improvement Completion Date    |           |
| Unrelated Third-Party Type  | <Select unrelated 3rd party type> |         |                                |           |
| Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission? |                                   |         |                                |           |
| Distance from proposed project site in miles, rounded up to the next tenth of a mile  |                                   | miles   |                                |           |
| Description of Investment or Funding Mechanism  |                                   |         |                                |           |
| Description of Investment's Furtherance of Plan   |                                   |         |                                |           |
| Description of how the investment will serve the tenant base for the proposed development                                     |                                   |         |                                |           |
| Full Cost of Improvement as a Percent of TDC:   | 0.0000%                           | 0.0000% | Total Development Costs (TDC): | 4,047,372 |

(Choose only one.)

**D. Community Designations**

|    |    |  |  |
|----|----|--|--|
| 10 | D. |  |  |
|----|----|--|--|

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

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

Scoring Justification per Applicant

DCA's Comments:

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

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

**A. Phased Developments**

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

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

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

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

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

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2) 3

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

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

1. **Five (5)** DCA funding cycles 3
- OR** 2. **Four (4)** DCA funding cycles 2

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

(choose 1 or 3) 4

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

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

1. Within the last **Five (5)** DCA funding cycles 3
2. Since the 2000 DCA Housing Credit Competitive Round (additional point) 1
- OR** 3. Within the last **Four (4)** DCA funding cycles 2

Scoring Justification per Applicant

DCA's Comments:

**10. MARKET CHARACTERISTICS** 2

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

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

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:

|   |          |          |
|---|----------|----------|
|   | <b>0</b> | <b>0</b> |
| 1 | A.       |          |
| 1 | B.       |          |

**12. EXCEPTIONAL NON-PROFIT**

0

3

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

**13. RURAL PRIORITY**

Competitive Pool:

N/A - 4% Bond

Urban or Rural:

Rural

2

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

Unit Total

**53**

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

Scoring Justification per Applicant

DCA's Comments:

**14. DCA COMMUNITY INITIATIVES**

2

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

1

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

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

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

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

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

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

**B. Designated Military Zones**

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

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

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

City: **Statesboro** County: **Bulloch** QCT? **No** Census Tract #: **1106.010**

Scoring Justification per Applicant

DCA's Comments:

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**N/A - 4% Bond**

**4**

|          |          |
|----------|----------|
| <b>0</b> | <b>0</b> |
| Yes/No   | Yes/No   |

Indicate that the following criteria are met:

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

**Unmet criterion results in no points!**

|    |  |  |
|----|--|--|
| a) |  |  |
| b) |  |  |
| c) |  |  |
| d) |  |  |
| e) |  |  |
| f) |  |  |

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

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

Amount

|          |  |
|----------|--|
| a)       |  |
| b)       |  |
| c)       |  |
| d)       |  |
| e)       |  |
| f)       |  |
| g)       |  |
| h)       |  |
| i)       |  |
| j)       |  |
| <b>0</b> |  |

Amount

|          |  |
|----------|--|
| a)       |  |
| b)       |  |
| c)       |  |
| d)       |  |
| e)       |  |
| f)       |  |
| g)       |  |
| h)       |  |
| i)       |  |
| j)       |  |
| <b>0</b> |  |

**2. Point Scale**

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

|           |                |
|-----------|----------------|
| 4,047,372 |                |
| 0.0000%   | <b>0.0000%</b> |

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

**3**

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

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

**TOTALS: 92**

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

Is the applicant claiming these points?

**Selection Criteria**

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

| Ranking Pts   | Value    | Range  | Ranking Pts |
|---------------|----------|--------|-------------|
| 1.            |          | 0 - 10 |             |
| 2.            |          | 0 - 10 |             |
| 3.            |          | 0 - 5  |             |
| 4.            |          | 0 - 5  |             |
| 5.            |          | 0 - 5  |             |
| 6.            |          | 0 - 5  |             |
| <b>Total:</b> | <b>0</b> | 0 - 40 |             |

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

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

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

|    |
|----|
| 5  |
| 52 |
| 5  |
| 20 |

|    |   |   |
|----|---|---|
| 3  | 0 | 0 |
| 2  | 0 | 0 |
| 1. |   |   |
| 2. |   |   |
| 3. |   |   |
| 4. |   |   |
| 3  | 0 | 0 |
| 1. |   |   |

**B. Target Population Preference**

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

Name of Public Housing Authority providing PBRA:  PBRA Expiration:

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

Nbr of Settlement units:  0.0%

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

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is: <<Select applicable status>>

**A. Historic and Adaptive Reuse**

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

Historic Credit Equity:

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

Historic adaptive reuse units:

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

Total Units

|    |
|----|
| 53 |
|----|

% of Total

|       |
|-------|
| 0.00% |
|-------|

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

**B. Historic**

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

Nbr Historic units:

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

Total Units

|    |
|----|
| 53 |
|----|

% of Total

|       |
|-------|
| 0.00% |
|-------|

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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|                |                    |                   |                  |
|----------------|--------------------|-------------------|------------------|
| <b>TOTALS:</b> | <b>Score Value</b> | <b>Self Score</b> | <b>DCA Score</b> |
|                | 92                 | 20                | 20               |
|                | 3                  | 0                 | 0                |

**19. HEALTHY HOUSING INITIATIVES**

(choose A or B or C)

Pre-requisites:

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

Agree or Y/N Agree or Y/N

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

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

3      0      0

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

|    |  |  |
|----|--|--|
| a) |  |  |
| b) |  |  |
| 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

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

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

|    |  |  |
|----|--|--|
| a) |  |  |
| b) |  |  |
| c) |  |  |
| d) |  |  |
| e) |  |  |
| 2. |  |  |

Description of Monthly Healthy Eating Programs

Description of Related Event

|    |  |  |
|----|--|--|
| a) |  |  |
| b) |  |  |
| c) |  |  |

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

d)

**C. Healthy Activity Initiative**

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

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

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

1. The dedicated multi-purpose walking trail that is 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) | <input type="text"/> | <input type="text"/> |
| b) | <input type="text"/> | <input type="text"/> |
| c) | <input type="text"/> | <input type="text"/> |
| d) | <input type="text"/> | <input type="text"/> |
| e) | <input type="text"/> | <input type="text"/> |

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

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

Length of Trail  miles

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

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

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

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

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

Scoring Justification per Applicant

DCA's Comments:

**21. WORKFORCE HOUSING NEED**

(choose A or B)

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

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

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

2

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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

2

**OR B.** Exceed the minimum jobs threshold by 50%

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

|  |               |         |                |             |
|--|---------------|---------|----------------|-------------|
| Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:                   | Per Applicant | Per DCA | Project City   | Statesboro  |
| Total Nbr of Jobs w/in the 2-mile radius:  |               |         | Project County | Bulloch     |
| Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:                 |               |         | HUD SA         | Bulloch 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     |
| Scoring Justification per Applicant  |               |         | Urban or Rural | Rural       |

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

|           |           |           |
|-----------|-----------|-----------|
| <b>10</b> | <b>10</b> | <b>10</b> |
|           |           |           |

Base Score  
Deductions  
Additions

Scoring Justification per Applicant

DCA's Comments:

|                                   |           |           |           |
|-----------------------------------|-----------|-----------|-----------|
| <b>TOTAL POSSIBLE SCORE</b>       | <b>92</b> | <b>20</b> | <b>20</b> |
| EXCEPTIONAL NONPROFIT POINTS      |           | 0         |           |
| INNOVATIVE PROJECT CONCEPT POINTS |           | 0         |           |

|  |           |
|--|-----------|
| <b>NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS</b> | <b>20</b> |
|--|-----------|

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

**PART NINE - SCORING CRITERIA - 2017-0 Wildwood Villas I, Statesboro, Bulloch County**

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**Score  
Value**

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

**TOTALS:**

**92**

**20**

**20**

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

Wildwood Villas I  
Statesboro, Bulloch 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**

Wildwood Villas I  
Statesboro, Bulloch County

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

Wildwood Villas I

Statesboro, Bulloch County

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



## Scoring Section 16 - Innovative Project Concept Narrative

Wildwood Villas I

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

  

| MSA         | Type        | Unit TDC Limit by Bedroom Size |         |         |         | Historic / CTO | MSA         | Type        | Unit TDC Limit by Bedroom Size |         |         |         |         |
|-------------|-------------|--------------------------------|---------|---------|---------|----------------|-------------|-------------|--------------------------------|---------|---------|---------|---------|
|             |             | 0                              | 1       | 2       | 4+      |                |             |             | 0                              | 1       | 2       | 4+      |         |
| Albany      | Detached/Se | 120,264                        | 157,510 | 191,153 | 232,904 | 232,997        | Albany      | Detached/Se | 132,290                        | 172,261 | 210,248 | 257,294 | 302,828 |
| Albany      | Elevator    | 97,421                         | 136,390 | 175,358 | 233,811 | 292,264        | Albany      | Elevator    | 107,163                        | 150,029 | 192,893 | 257,192 | 321,490 |
| Albany      | Row House   | 112,781                        | 147,999 | 180,148 | 221,709 | 263,370        | Albany      | Row House   | 124,059                        | 162,798 | 198,162 | 243,879 | 289,707 |
| Albany      | Walkup      | 93,491                         | 129,089 | 163,659 | 213,583 | 266,118        | Albany      | Walkup      | 102,840                        | 141,997 | 180,024 | 234,941 | 292,729 |
| Athens      | Detached/Se | 124,002                        | 162,434 | 197,155 | 241,296 | 284,013        | Athens      | Detached/Se | 136,402                        | 176,677 | 216,870 | 265,425 | 312,414 |
| Athens      | Elevator    | 100,476                        | 140,667 | 180,857 | 241,143 | 301,428        | Athens      | Elevator    | 110,523                        | 154,753 | 198,942 | 265,257 | 331,571 |
| Athens      | Row House   | 116,248                        | 152,579 | 185,753 | 228,661 | 271,655        | Athens      | Row House   | 127,872                        | 167,836 | 204,328 | 251,527 | 298,820 |
| Athens      | Walkup      | 96,302                         | 132,960 | 168,552 | 219,940 | 274,032        | Athens      | Walkup      | 105,932                        | 146,256 | 185,407 | 241,934 | 301,435 |
| Atlanta     | Detached/Se | 139,407                        | 182,430 | 221,255 | 270,488 | 318,270        | Atlanta     | Detached/Se | 153,347                        | 200,673 | 243,380 | 297,536 | 350,997 |
| Atlanta     | Elevator    | 112,784                        | 157,897 | 203,010 | 270,681 | 338,351        | Atlanta     | Elevator    | 124,062                        | 173,686 | 223,311 | 297,749 | 372,186 |
| Atlanta     | Row House   | 130,931                        | 171,658 | 208,792 | 256,478 | 304,363        | Atlanta     | Row House   | 144,024                        | 188,823 | 229,671 | 282,345 | 335,239 |
| Atlanta     | Walkup      | 108,868                        | 150,379 | 190,725 | 249,057 | 310,346        | Atlanta     | Walkup      | 119,754                        | 165,416 | 209,197 | 273,962 | 341,380 |
| Augusta     | Detached/Se | 128,534                        | 167,884 | 203,317 | 248,031 | 291,664        | Augusta     | Detached/Se | 141,387                        | 184,672 | 223,648 | 272,834 | 326,830 |
| Augusta     | Elevator    | 103,683                        | 145,157 | 186,630 | 248,840 | 311,050        | Augusta     | Elevator    | 114,051                        | 159,672 | 205,293 | 273,724 | 342,155 |
| Augusta     | Row House   | 121,141                        | 158,487 | 192,445 | 235,984 | 279,881        | Augusta     | Row House   | 133,255                        | 174,335 | 211,689 | 259,582 | 307,869 |
| Augusta     | Walkup      | 101,425                        | 140,219 | 177,997 | 232,756 | 290,884        | Augusta     | Walkup      | 111,567                        | 154,240 | 195,794 | 256,031 | 319,103 |
| Chattanooga | Detached/Se | 133,109                        | 174,341 | 211,588 | 258,924 | 304,750        | Chattanooga | Detached/Se | 146,419                        | 191,775 | 232,746 | 284,816 | 335,225 |
| Chattanooga | Elevator    | 107,835                        | 150,968 | 194,102 | 258,803 | 323,504        | Chattanooga | Elevator    | 118,618                        | 166,064 | 213,512 | 284,683 | 355,854 |
| Chattanooga | Row House   | 124,813                        | 163,799 | 199,390 | 245,408 | 291,530        | Chattanooga | Row House   | 137,294                        | 180,178 | 219,329 | 269,948 | 320,683 |
| Chattanooga | Walkup      | 103,445                        | 142,830 | 181,076 | 236,303 | 294,424        | Chattanooga | Walkup      | 113,789                        | 157,113 | 199,183 | 259,933 | 323,866 |
| Columbus    | Detached/Se | 121,194                        | 161,615 | 192,390 | 235,232 | 281,796        | Columbus    | Detached/Se | 132,313                        | 174,476 | 211,629 | 258,755 | 304,475 |
| Columbus    | Elevator    | 98,067                         | 137,294 | 176,521 | 235,361 | 294,201        | Columbus    | Elevator    | 107,873                        | 151,023 | 194,173 | 258,897 | 323,621 |
| Columbus    | Row House   | 113,800                        | 149,219 | 181,518 | 223,185 | 265,013        | Columbus    | Row House   | 125,180                        | 164,140 | 199,669 | 245,503 | 291,514 |
| Columbus    | Walkup      | 94,582                         | 130,638 | 165,678 | 216,331 | 269,563        | Columbus    | Walkup      | 104,040                        | 143,701 | 182,245 | 237,964 | 296,519 |
| Macon       | Detached/Se | 122,484                        | 160,449 | 194,750 | 238,357 | 280,557        | Macon       | Detached/Se | 134,732                        | 176,493 | 216,435 | 262,192 | 308,612 |
| Macon       | Elevator    | 99,250                         | 138,960 | 178,650 | 238,200 | 297,755        | Macon       | Elevator    | 109,175                        | 152,845 | 196,515 | 262,020 | 327,525 |
| Macon       | Row House   | 114,820                        | 150,709 | 183,480 | 225,870 | 268,343        | Macon       | Row House   | 126,302                        | 165,779 | 201,828 | 248,457 | 295,177 |
| Macon       | Walkup      | 95,112                         | 131,315 | 166,465 | 217,213 | 270,634        | Macon       | Walkup      | 104,623                        | 144,446 | 183,111 | 238,934 | 297,697 |
| Savannah    | Detached/Se | 128,669                        | 168,642 | 204,394 | 250,016 | 294,230        | Savannah    | Detached/Se | 141,535                        | 185,308 | 224,833 | 275,017 | 323,635 |
| Savannah    | Elevator    | 104,177                        | 145,888 | 187,519 | 250,025 | 312,332        | Savannah    | Elevator    | 114,594                        | 160,432 | 206,270 | 275,027 | 343,785 |
| Savannah    | Row House   | 120,734                        | 157,719 | 192,723 | 237,087 | 281,884        | Savannah    | Row House   | 132,807                        | 174,216 | 211,999 | 260,795 | 309,742 |
| Savannah    | Walkup      | 100,204                        | 138,379 | 175,464 | 229,044 | 285,392        | Savannah    | Walkup      | 110,224                        | 152,216 | 193,010 | 251,948 | 313,931 |
| Valdosta    | Detached/Se | 117,818                        | 154,420 | 187,511 | 229,637 | 270,341        | Valdosta    | Detached/Se | 129,599                        | 169,862 | 206,262 | 252,600 | 297,375 |
| Valdosta    | Elevator    | 95,549                         | 133,769 | 171,988 | 229,318 | 286,647        | Valdosta    | Elevator    | 105,103                        | 147,145 | 189,186 | 252,249 | 315,311 |
| Valdosta    | Row House   | 110,334                        | 144,909 | 176,506 | 217,443 | 258,414        | Valdosta    | Row House   | 121,367                        | 159,399 | 194,156 | 239,187 | 284,255 |
| Valdosta    | Walkup      | 91,210                         | 125,895 | 159,553 | 206,108 | 259,274        | Valdosta    | Walkup      | 100,331                        | 136,484 | 175,508 | 228,918 | 285,201 |

HOME 2216(0) Unit Subsidy Limits

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

Maximum is project-specific

| Category                  | Specification             | Scale                        | Minimum         | Maximum |     |
|---------------------------|---------------------------|------------------------------|-----------------|---------|-----|
| Annual Operating Expenses | Annual Operating Expenses | Urban                        | City of Atlanta | 4,500   | n/a |
|                           |                           | Other MSA                    |                 | 4,000   | n/a |
|                           | Rural                     | MSA                          | 3,500           | n/a     |     |
|                           |                           | Non-MSA w/out USDA Financing | 3,000           | n/a     |     |
| Replacement Reserve Pymt  | Rehab                     | Per Unit                     | 3,000           | n/a     |     |
|                           |                           | Per Unit                     | 350             | n/a     |     |
|                           | New                       | Single Family and Duplex     | 250             | n/a     |     |
|                           | Historic Rehab            | Per Unit                     | 420             | n/a     |     |

| Category                  | Specification                        | Scale  | Minimum   | Maximum     |         |
|---------------------------|--------------------------------------|--|---|-------------|---------|
| Development Costs         | Pre-Development Costs                | Tax Credit Application Fee   | Per Project - For Profit or Joint Venture   | 6,500       |         |
|                           |                                      | Tax Credit Application Fee   | Per Project - Nonprofit   | 6,500       |         |
|                           |                                      | Tax Credit Letter of Determination Fee                                       |   | 5,000       |         |
|                           |                                      | DCA HOME Consent Loan Pre-Application Fee                                    | Per Project - For Profit or Joint Venture   | 1,000       |         |
|                           | Hard Costs                           | Rehab  | Avg Per Dwelling unit hard costs - not including community bldgs and common areas.    | 25,000      | see UCL |
|                           |                                      | New  | LESSER % of Construction Hard Costs   | N/A         | 5%      |
|                           | Construction Contingency             | Rehab  | OR Dollar amount  | N/A         | 500,000 |
|                           |                                      |  | LESSER OF % of Construction Hard Costs  | N/A         | 7%      |
|                           |                                      | New  | OR Dollar amount  | N/A         | 500,000 |
|                           |                                      |  | LESSER OF % of Construction Hard Costs, exclusive of Contingency and Contractor Svc's | n/a         | 6%      |
| Builder Profit            |                                      | Builder's Overhead   | % of (Construction Hard Costs, exclusive of Contingency and Contractor Svc's)         | n/a         | 27%     |
|                           |                                      | General Requirements (includes of Contractor Svc)                            | % of (Construction Hard Costs, exclusive of Contingency and Contractor Svc's)         | n/a         | 6%      |
| Professional Services     |                                      | Green Building Consultant Fee  |   | n/a         | 20,000  |
|                           |                                      | LHTC Allocation Fee  | Percent of Credit Request   | 8%          |         |
| DCA-Related Costs         |                                      | 4% LHTC IRS Form 8609 Fee  | Per Project   | 1,000       |         |
|                           |                                      |  | HOME Front End Analysis Fee   | Per Project | 1,500   |
|                           | Compliance Monitoring Fee            | LHTC Fee (both 4% and 9%)  | Per Unit  | 800         | n/a     |
|                           |                                      | USDA 515 or URFA Fee   | Per Unit  | 400         | n/a     |
|                           | Developer's Fee                      | Single Family Detached or Duplex fee   | Per Dwelling  | 1500        | n/a     |
|                           |                                      | HOME   | Per Unit  | 750         | n/a     |
|                           | Non-compliant Reinspection Fee       | Per Unit or File   | Plus travel   | 75          |         |
|                           |                                      | Maximum  |   | 1,800,000   |         |
|                           | Identity of Interest                 | New Construction   | Maximum Waiver Amount for 4% bond applications  | 2,500,000   |         |
|                           |                                      | Acq /Reh   | % of (DC - budgeted DF - Demo - w/ Land)  | 15%         |         |
| Operating Deficit Reserve | Acq /Reh                             | % of (DC - budgeted DF - Demo - w/ Land - Acq/Lg Fees - Existing Structures) | 15%   |             |         |
|                           |                                      | % of (TDC - budgeted DF - w/ Land - Acq/Lg Fees - Existing Structures)       | 15%   |             |         |
|                           | Rehabilitation                       | % of (DC - budgeted DF - w/ Land - Acq/Lg Fees - Existing Structures)        | 15%   |             |         |
|                           |                                      | % of (TDC - budgeted DF - w/ Land)   | 15%   |             |         |
|                           | No Identity of Interest              | % of (DC - budgeted DF - w/ Land)  | 15%   |             |         |
|                           |                                      | LESSER OF % of (TDC - w/ Land - budgeted DF - Bkr profit)                    | 15%   |             |         |
|                           | Deferred DF Term (Years)             | OR percentage proposed   |   | 0           | 15      |
|                           |                                      | Deferred DF % of Total DF  |   | 0%          | 50%     |
|                           | Operating Deficit Reserve            | Mths of Year 1 Debt Service (out of 12)                                      |   | 6           | n/a     |
|                           |                                      | Mths of Year 1 O&M Expense (out of 12)                                       |   | 6           | n/a     |
| Rent Up Reserve           | Mths of projected operating expenses |  | 3   | n/a         |         |
|                           | LHTC Final Inspection Fee            | Per Project  | 3,000   |             |         |

| Proforma Operating Forecast                        | Number of Persons in Family and Percentage Adjustments for Rent Calculations |   |     |      |      |      |      |           |
|--|--|---|-----|------|------|------|------|-----------|
|  | 1  | 2   | 3   | 4    | 5    | 6    | 7    | 8         |
| Revenue Growth Rate                                | 70%  | 80%   | 90% | Base | 108% | 116% | 124% | 132%      |
| VAC Loss Rate (Non-PBR/USDA)                       | Per Operation Year   |   |     |      |      |      |      | 2%        |
| VAC Loss Rate (PBR/USDA)                           | Per Operation Year   |   |     |      |      |      |      | 7%        |
| Operating Expense Growth Rate                      | Per Operation Year   |   |     |      |      |      |      | 3%        |
| Replacement Reserve Annual Payment Growth Rate     | Per Operation Year   |   |     |      |      |      |      | 3%        |
| Operating Reserve Annual Payment Growth Rate       | Per Operation Year   |   |     |      |      |      |      | 0%        |
| Setasides  | Nonprofit  | Percent of available 9% credit pool             |     |      |      |      |      | 10%       |
|  | CHDO   | Amount from state HOME allocation               |     |      |      |      |      | 4,000,000 |
| Pools  | Rural  | Percent of available 9% credit pool             |     |      |      |      |      | 35%       |
|  | Flexible   | Percent of available 9% credit pool             |     |      |      |      |      | remaining |
| Unit Accessibility                                 | Equipped for Mobility Disabled Residents                                     | Percent of Total Units                          |     |      |      |      |      | 5%        |
|  | With Roll-in Showers   | Percent of Units Equipped for Mobility Disabled |     |      |      |      |      | 40%       |
| Equipped for Hearing- and Sight-Impaired Residents | Percent of Total Units   |   |     |      |      |      |      | 7%        |

Assumed Family Size Adjustments

| # Bedrooms | Adj. | SECS. |
|------------|------|-------|
| 0          | 0.7  | 1.5   |
| 1          | 0.75 | 1.5   |
| 2          | 0.9  | 3     |
| 3          | 1.04 | 4.5   |
| 4          | 1.16 | 6     |
| 5          | 1.28 | 7.5   |

DCA UTILITY ALLOWANCES  
Effective 1/1/2017

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

|                  |             |    |    |    |    |    |    |    |    |    |    |  |
|------------------|-------------|----|----|----|----|----|----|----|----|----|----|--|
|                  | Propane     | 6  | 10 | 12 | 14 | 19 | 10 | 12 | 17 | 21 | 25 |  |
|                  | Electric    | 5  | 7  | 9  | 12 | 15 | 9  | 11 | 14 | 18 | 22 |  |
| Other Electric   | 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        | Propane     | 3  | 4  | 6  | 7  | 8  | 8  | 8  | 8  | 8  | 8  |  |
| Hot Water        | Electric    | 10 | 14 | 21 | 25 | 29 | 10 | 14 | 21 | 25 | 29 |  |
| Water            | Natural Gas | 17 | 24 | 32 | 38 | 48 | 17 | 24 | 32 | 38 | 48 |  |
| Sewer            | Propane     | 18 | 21 | 25 | 31 | 37 | 19 | 20 | 25 | 30 | 35 |  |
| Trash Collection | Electric    | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |  |
| Range/Microw     | Electric    | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 |  |
| Refrigerator     | Electric    | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |  |
| Heating          | Natural Gas | 8  | 12 | 16 | 19 | 24 | 7  | 9  | 12 | 15 | 18 |  |
| Propane          | Electric    | 10 | 14 | 18 | 22 | 28 | 10 | 14 | 18 | 22 | 28 |  |
| Electric Heat    | Electric    | 14 | 20 | 26 | 31 | 39 | 10 | 14 | 18 | 22 | 28 |  |
| Electric         | Electric    | 9  | 14 | 16 | 18 | 24 | 4  | 6  | 7  | 8  | 11 |  |
| Cooking          | Natural Gas | 2  | 3  | 3  | 4  | 5  | 2  | 3  | 3  | 4  | 5  |  |
| Propane          | Electric    | 5  | 7  | 11 | 13 | 15 | 20 | 11 | 13 | 17 | 22 |  |
| Electric         | Electric    | 5  | 7  | 9  | 12 | 15 | 5  | 7  | 9  | 11 | 15 |  |
| Other Electric   | Electric    | 17 | 24 | 30 | 37 | 47 | 17 | 24 | 30 | 37 | 47 |  |
| Air Cond.        | Electric    | 6  | 9  | 11 | 14 | 18 | 9  | 13 | 17 | 20 | 27 |  |
| Hot Water        | Natural Gas | 3  | 4  | 6  | 7  | 8  | 3  | 5  | 6  | 8  | 9  |  |
| Propane          | Electric    | 13 | 15 | 18 | 22 | 28 | 11 | 15 | 22 | 30 | 38 |  |
| Electric         | Electric    | 9  | 14 | 19 | 24 | 28 | 9  | 14 | 18 | 23 | 28 |  |
| Water            | Natural Gas | 17 | 20 | 23 | 28 | 34 | 17 | 18 | 22 | 27 | 32 |  |
| Sewer            | Propane     | 18 | 21 | 25 | 31 | 37 | 19 | 20 | 25 | 30 | 35 |  |
| Trash Collection | Electric    | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |  |
| Range/Microw     | Electric    | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 |  |
| Refrigerator     | Electric    | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |  |

|                |        |       |                                |                |                                |              |                  |                                       |                                      |   |               |            |                   |                   |
|----------------|--------|-------|--------------------------------|----------------|--------------------------------|--------------|------------------|---------------------------------------|--------------------------------------|---|---------------|------------|-------------------|-------------------|
|                | 2016   | State | County Name                    | Utility Region | Non-Metropolitan SA            | MSA?         | FMR MSA          | FMR MSA                               | DCA Rural                            | Tax Exempt  | City          | County     | City or County    | City or County    |
| Abbeville      | 41,700 | AL    | Appling                        | South          | Appling Co.                    | Non-MSA      | Appling Co.      | N                                     | Rural                                | Abbeville Housing Authority   | Abbeville     | Wilcox     | Abbeville         | Has LHITC Project |
| Abbeville      | 45,800 | AK    | Albion                         | South          | Albion Co.                     | Non-MSA      | Albion Co.       | N                                     | Rural                                | Acworth Downtown Development Authority                              | Acworth       | Cobb       | Acworth           | Has LHITC Project |
| Abbeville      | 56,100 | AL    | Bacon                          | South          | Bacon Co.                      | Non-MSA      | Bacon Co.        | N                                     | Rural                                | Adairville Development Authority                                    | Adairville    | Barrow     | Adairville        | Has LHITC Project |
| Abbeville      | 35,400 | AR    | Baker                          | South          | Baker Co.                      | Non-MSA      | Baker Co.        | N                                     | Urban                                | Adairville Downtown Development Authority                           | Adairville    | Cook       | Adairville        | Has LHITC Project |
| Adairville     | 67,500 | CA    | Baldwin                        | North          | Baldwin Co.                    | Non-MSA      | Baldwin Co.      | N                                     | Urban                                | Albany Dougherty Inner City Authority                               | Adrian        | Johnson    | Albany            | Has LHITC Project |
| Adairville     | 59,000 | AL    | Banks                          | North          | Banks Co.                      | Non-MSA      | Banks Co.        | N                                     | Urban                                | Albany Downtown Development Authority                               | Albany        | Montgomery | Albany            | Has LHITC Project |
| Bacon Co.      | 49,400 | CT    | Barrow                         | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Arab Industrial Development Authority                               | Alma          | Wheeler    | Alma              | Has LHITC Project |
| Baldwin Co.    | 50,000 | DE    | Berrien                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Arlington Housing Authority   | Alphaha       | Berrien    | Alpharetta        | Has LHITC Project |
| Baldwin Co.    | 52,900 | DC    | Ben Hill                       | South          | Non-MSA                        | Ben Hill Co. | N                | Rural                                 | Atlanta County Development Authority | Atlanta   | Ben Hill      | Atlanta    | Atlanta           | Has LHITC Project |
| Ben Hill Co.   | 36,200 | FL    | Berrien                        | North          | Ben Hill Co.                   | Non-MSA      | Berrien Co.      | N                                     | Rural                                | Atkinson County-Coffee County Joint Development Authority           | Aldora        | Lamar      | Aldora            | Has LHITC Project |
| Berrien Co.    | 43,700 | GA    | Bibb                           | North          | Macon                          | MSA          | Macon, GA        | Y                                     | Urban                                | Atlanta Development Authority                                       | Alenahurst    | Liberty    | Arlington         | Has LHITC Project |
| Bickley Co.    | 47,800 | HI    | Bleckley                       | North          | Bleckley Co.                   | Non-MSA      | Bleckley Co.     | N                                     | Rural                                | Agusta, Georgia Landmark Authority                                  | Albion        | Wilkinson  | Albion            | Has LHITC Project |
| Brunswick      | 49,700 | MI    | Calhoun                        | North          | Brunswick Co.                  | Non-MSA      | Brunswick Co.    | N                                     | Urban                                | Bacon County Development Authority                                  | Albion        | Bacon      | Athens            | Has LHITC Project |
| Bulloch Co.    | 50,000 | IL    | Brooks                         | South          | Valdosta                       | MSA          | Valdosta, GA     | Y                                     | Urban                                | Banks-Habersham Counties Joint Development Authority                | Alpharetta    | Fulton     | Atlanta           | Has LHITC Project |
| Bulch Co.      | 63,400 | IN    | Bryan                          | South          | Savannah                       | MSA          | Savannah, GA     | Y                                     | Urban                                | Barrowville Housing Authority                                       | Alton         | Montgomery | Alton             | Has LHITC Project |
| Calhoun Co.    | 40,600 | IA    | Bulloch                        | South          | Bulloch Co.                    | Non-MSA      | Bulloch Co.      | N                                     | Rural                                | Barrow-Catonsville Development Authority                            | Alto          | Habersham  | Alto              | Has LHITC Project |
| Candler Co.    | 61,700 | KS    | Burke                          | South          | Augusta-Richmond Co.           | MSA          | Augusta-Ric      | Y                                     | Rural                                | Ben Hill-Train Area Joint Development Authority                     | Amberose      | Coffee     | Austell           | Has LHITC Project |
| Candler Co.    | 43,600 | KY    | Burke                          | South          | Burke Co.                      | Non-MSA      | Burke Co.        | N                                     | Rural                                | Berrien County Development Authority                                | Americus      | Sumter     | Americus          | Has LHITC Project |
| Charlton Co.   | 51,400 | LA    | Calhoun                        | North          | Calhoun Co.                    | Non-MSA      | Calhoun Co.      | N                                     | Rural                                | Berrien County Development Authority                                | Andersonville | Sumter     | Bainbridge        | Has LHITC Project |
| Chatahoochee   | 61,300 | ME    | Candler                        | South          | Candler Co.                    | Non-MSA      | Candler Co.      | N                                     | Rural                                | Bowden Housing Authority  | Appling       | Columbia   | Baldwin           | Has LHITC Project |
| Chatahoochee   | 41,700 | MD    | Candler                        | South          | Candler Co.                    | Non-MSA      | Candler Co.      | N                                     | Rural                                | Brantley County Development Authority                               | Arabi         | Crisp      | Barnesville       | Has LHITC Project |
| Chatahoochee   | 29,100 | MA    | Carroll                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Bremen Housing Authority  | Aragon        | Folk       | Blackshear        | Has LHITC Project |
| Chatahoochee   | 43,900 | MI    | Carroll                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Brooks County Development Authority                                 | Aracola       | Jackson    | Blackshear        | Has LHITC Project |
| Coffee Co.     | 43,100 | MN    | Charlton                       | South          | Charlton Co.                   | Non-MSA      | Charlton Co.     | N                                     | Rural                                | Brunswick and Ocmulgee County Development Authority                 | Argyle        | Clinch     | Blakely           | Has LHITC Project |
| Columbia       | 39,800 | MS    | Chatham                        | South          | Savannah                       | MSA          | Savannah, GA     | Y                                     | Urban                                | Bryan County-Pembroke County Development Authority                  | Arlington     | Calhoun    | Bloomingsdale     | Has LHITC Project |
| Columbia       | 51,800 | MO    | Columbus                       | North          | Columbus Co.                   | Non-MSA      | Columbus Co.     | N                                     | Rural                                | Burbs, Henry, Lamar and Spalding County Joint Development Authority | Arnoldville   | Quitman    | Blue Ridge        | Has LHITC Project |
| Cook Co.       | 44,100 | MT    | Chatahoochee                   | North          | Chatahoochee Co.               | Non-MSA      | Chatahoochee Co. | N                                     | Rural                                | Byron Development Authority   | Arnoldville   | Turner     | Bowman            | Has LHITC Project |
| Crisp Co.      | 44,100 | NE    | Cherokee                       | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Byron Downtown Development Authority                                | Athens        | Clarke     | Bremen            | Has LHITC Project |
| Dalton         | 45,200 | NV    | Cherokee                       | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Byron Downtown Development Authority                                | Athens        | Clarke     | Bremen            | Has LHITC Project |
| Decatur Co.    | 43,600 | NH    | Clayton                        | North          | Clayton Co.                    | Non-MSA      | Clay County      | N                                     | Urban                                | Calhoun Downtown Development Authority                              | Atspica       | Decatur    | Buchanan          | Has LHITC Project |
| Dodge Co.      | 31,400 | NJ    | Clayton                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Candler County Joint Development Authority                          | Auburn        | Barrow     | Buena Vista       | Has LHITC Project |
| Dooly Co.      | 59,600 | NM    | Clinch                         | South          | Clinch Co.                     | Non-MSA      | Clinch Co.       | N                                     | Urban                                | Candler County Development Authority                                | Augusta       | Richmond   | Buena Vista       | Has LHITC Project |
| Early Co.      | 41,800 | NY    | Clay                           | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Carroll County Development Authority                                | Atlanta       | Cobb       | Carroll           | Has LHITC Project |
| Early Co.      | 42,500 | NC    | Colfax                         | South          | Colfax Co.                     | Non-MSA      | Colfax Co.       | N                                     | Rural                                | Carroll County Development Authority                                | Avikon        | Steffens   | Byron             | Has LHITC Project |
| Emanuel Co.    | 38,400 | ND    | Colquitt                       | South          | Colquitt Co.                   | Non-MSA      | Colquitt Co.     | N                                     | Rural                                | Cartersville Downtown Development Authority                         | Auvera        | Jefferson  | Caro              | Has LHITC Project |
| Emanuel Co.    | 47,400 | OH    | Columbia                       | North          | Augusta-Richmond Co.           | MSA          | Augusta-Ric      | Y                                     | Rural                                | Cartersville Downtown Development Authority                         | Atlanta       | DeKalb     | Cartersville      | Has LHITC Project |
| Emanuel Co.    | 41,700 | OK    | Cook                           | South          | Cook Co.                       | Non-MSA      | Cook Co.         | N                                     | Rural                                | Cedarvale Development Authority                                     | Bacon         | Mitchell   | Camilla           | Has LHITC Project |
| Farmington Co. | 47,100 | OR    | Coweta                         | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Cedarvale Development Authority                                     | Bainbridge    | Decatur    | Canton            | Has LHITC Project |
| Farmington Co. | 52,000 | PA    | Crawford                       | North          | Crawford Co.                   | Non-MSA      | Crawford Co.     | N                                     | Rural                                | Central Georgia Development Authority                               | Baldwin       | Habersham  | Canton            | Has LHITC Project |
| Gilmer Co.     | 45,800 | RI    | Crisp                          | South          | Crisp Co.                      | Non-MSA      | Crisp Co.        | N                                     | Rural                                | Central Savannah River Area Unified Development Authority           | Ball Ground   | Cherokee   | Cartersville      | Has LHITC Project |
| Glenn Co.      | 50,600 | SC    | Dade                           | North          | Chatahoochee                   | Non-MSA      | Chatahoochee Co. | N                                     | Rural                                | Central Valdosta Development Authority                              | Barnesville   | Lamar      | Cave Spring       | Has LHITC Project |
| Glenn Co.      | 50,100 | SD    | Dawson                         | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Chatham-Savannah Authority for the Homeless                         | Barlow        | Jefferson  | Cedarvale         | Has LHITC Project |
| Gordon Co.     | 39,800 | TX    | DeKalb                         | North          | DeKalb Co.                     | Non-MSA      | DeKalb Co.       | N                                     | Urban                                | Chatahoochee County Development Authority                           | Barlow        | Thomas     | Chamblee          | Has LHITC Project |
| Greene Co.     | 52,300 | TX    | DeKalb                         | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Cherokee County Development Authority                               | Bakely        | Appling    | Chatsworth        | Has LHITC Project |
| Habersham Co.  | 49,400 | UT    | Dodge                          | South          | Dodge Co.                      | Non-MSA      | Dodge Co.        | N                                     | Rural                                | City of Alpharetta Development Authority                            | Bolivia       | Evans      | Chickamauga       | Has LHITC Project |
| Hancock Co.    | 36,700 | VT    | Dooly                          | South          | Dooly Co.                      | Non-MSA      | Dooly Co.        | N                                     | Rural                                | City of Barrowville and County of Lamar Development Authority       | Baldwin       | DeKalb     | Chickamauga       | Has LHITC Project |
| Habersham Co.  | 50,400 | VA    | Dougherty                      | South          | Albany                         | MSA          | Albany, GA       | Y                                     | Urban                                | City of Cain Development Authority                                  | Berkeley Lake | Gwinnett   | Claxton           | Has LHITC Project |
| Hart Co.       | 48,700 | WA    | Douglas                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | City of Clayton Downtown Development Authority                      | Berlin        | Colquitt   | Clayton           | Has LHITC Project |
| Hart Co.       | 47,700 | WV    | Dooly                          | South          | Dooly Co.                      | Non-MSA      | Dooly Co.        | N                                     | Rural                                | City of Clayton Downtown Development Authority                      | Berlin        | Colquitt   | Clayton           | Has LHITC Project |
| Irwin Co.      | 51,400 | WI    | Evans                          | South          | Evans Co.                      | Non-MSA      | Evans Co.        | N                                     | Rural                                | City of Commerce Downtown Development Authority                     | Between       | Walton     | Cochran           | Has LHITC Project |
| Irwin Co.      | 43,700 | WY    | Effingham                      | South          | Savannah                       | MSA          | Savannah, GA     | Y                                     | Urban                                | City of Cumming Development Authority                               | Bibb          | City       | College Park      | Has LHITC Project |
| Jackson Co.    | 62,700 | AL    | Ebert                          | North          | Ebert Co.                      | Non-MSA      | Ebert Co.        | N                                     | Rural                                | City of Dawson Development Authority                                | Bishop        | McCook     | Columbus          | Has LHITC Project |
| Jackson Co.    | 35,700 | AL    | Emanuel                        | South          | Emanuel Co.                    | Non-MSA      | Emanuel Co.      | N                                     | Rural                                | City of Dublin and County of Laurens Development Authority          | Bishop        | McCook     | Columbus          | Has LHITC Project |
| Jackson Co.    | 36,400 | AL    | Evans                          | South          | Evans Co.                      | Non-MSA      | Evans Co.        | N                                     | Rural                                | City of Dublin Downtown Development Authority                       | Buckville     | Henry      | Cordery           | Has LHITC Project |
| Johnston Co.   | 44,800 | AL    | Fannin                         | North          | Fannin Co.                     | Non-MSA      | Fannin Co.       | N                                     | Rural                                | City of Fayetteville Downtown Development Authority                 | Blairsville   | Union      | Conley            | Has LHITC Project |
| Johnston Co.   | 51,100 | AL    | Farmington                     | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | City of Forsyth Downtown Development Authority                      | Blairsville   | Union      | Cordery           | Has LHITC Project |
| Laurens Co.    | 45,100 | FL    | Floyd                          | North          | Rome                           | MSA          | Rome, GA         | Y                                     | Urban                                | City of Stockbridge, Georgia Downtown Development Authority         | Bloomingsdale | Chatham    | Covington         | Has LHITC Project |
| Lincoln Co.    | 44,000 | NC    | Forsyth                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | City of Sugar Hill Downtown Development Authority                   | Blue Ridge    | Fannin     | Crawford          | Has LHITC Project |
| Long Co.       | 51,000 | NC    | Fulton                         | North          | Fulton Co.                     | Non-MSA      | Fulton Co.       | N                                     | Rural                                | City of Stockbridge, Georgia Downtown Development Authority         | Blairsville   | Fannin     | Crawford          | Has LHITC Project |
| Lumpkin Co.    | 58,300 | NC    | Fulton                         | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | City of Washington Downtown Development Authority                   | Bythe         | Richmond   | Cumming           | Has LHITC Project |
| Lumpkin Co.    | 48,100 | NC    | Gilmer                         | North          | Gilmer Co.                     | Non-MSA      | Gilmer Co.       | N                                     | Rural                                | City of Wilkesboro Development Authority                            | Bogart        | Oconee     | Cuthbert          | Has LHITC Project |
| Macon Co.      | 38,700 | NC    | Glenn                          | North          | Glenn Co.                      | Non-MSA      | Glenn Co.        | N                                     | Rural                                | City of York Development Authority                                  | Bonanza       | Clayton    | Dalhousie         | Has LHITC Project |
| Marietta Co.   | 42,100 | NC    | Gordon                         | North          | Gordon Co.                     | Non-MSA      | Gordon Co.       | N                                     | Rural                                | Chico County Development Authority                                  | Boston        | Cherokee   | Dalton            | Has LHITC Project |
| Milledge Co.   | 42,600 | NC    | Grady                          | South          | Grady Co.                      | Non-MSA      | Grady Co.        | N                                     | Rural                                | Consolidated Housing Authority of Talbot County, Georgia            | Bostwick      | Morgan     | Dalton            | Has LHITC Project |
| Monroe Co.     | 59,000 | NC    | Greene                         | South          | Greene Co.                     | Non-MSA      | Greene Co.       | N                                     | Rural                                | Coweta County Development Authority                                 | Bowden        | Carroll    | Darien            | Has LHITC Project |
| Montgomery Co. | 44,100 | NC    | Gwinnett                       | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Coweta-Fayette-Jefferson Joint Development Authority                | Bowman        | Hart       | Darien            | Has LHITC Project |
| Morgan Co.     | 56,500 | NC    | Habersham                      | North          | Habersham Co.                  | Non-MSA      | Habersham Co.    | N                                     | Rural                                | Crisp-Dooly Joint Development Authority                             | Bowman        | Ebert      | Dawsonville       | Has LHITC Project |
| Murray Co.     | 46,000 | NC    | Habersham                      | North          | Habersham Co.                  | Non-MSA      | Habersham Co.    | N                                     | Rural                                | Dalhousie Downtown Development Authority                            | Braswell      | Jackson    | Decatur           | Has LHITC Project |
| Peach Co.      | 53,900 | NC    | Hancock                        | North          | Hancock Co.                    | Non-MSA      | Hancock Co.      | N                                     | Rural                                | Development Authority of the City of Savannah                       | Braswell      | Jackson    | Decatur           | Has LHITC Project |
| Pickens Co.    | 49,500 | NC    | Hart                           | North          | Hart Co.                       | Non-MSA      | Hart Co.         | N                                     | Rural                                | Development Authority of Applying County                            | Bremen        | Harleton   | Douglas           | Has LHITC Project |
| Pickens Co.    | 49,500 | NC    | Harlan                         | North          | Harlan Co.                     | Non-MSA      | Harlan Co.       | N                                     | Rural                                | Development Authority of Atkinson County                            | Brinson       | Decatur    | Douglasville      | Has LHITC Project |
| Pik Co.        | 50,700 | NC    | Haywood                        | North          | Haywood Co.                    | Non-MSA      | Haywood Co.      | N                                     | Rural                                | Development Authority of Barrowville and Decatur County             | Brookwood     | Ferrell    | Dublin            | Has LHITC Project |
| Pulaski Co.    | 42,100 | NC    | Hart                           | North          | Hart Co.                       | Non-MSA      | Hart Co.         | N                                     | Rural                                | Development Authority of Baker County                               | Brookwood     | Ferrell    | Dublin            | Has LHITC Project |
| Pulaski Co.    | 52,700 | NC    | Haywood                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Development Authority of Banks County                               | Brooklet      | Bulloch    | East Dublin       | Has LHITC Project |
| Rabun Co.      | 34,200 | NC    | Haywood                        | North          | Atlanta-Sandy Springs-Marietta | MSA          | Atlanta-Sand     | Y                                     | Urban                                | Development Authority of Barrow County                              | Brooks        | Fayette    | East Ellijay      | Has LHITC Project |
| Randolph Co.   | 52,000 | NC    | Haywood                        | North          | Randolph Co.                   | Non-MSA      | Randolph Co.     | N                                     | Rural                                | Development Authority of Ben Hill County                            | Brooks        | Colfax     | East Ellijay      | Has LHITC Project |
| Randolph Co.   | 36,900 | NC    | Irwin                          | South          | Irwin Co.                      | Non-MSA      | Irwin Co.        | N                                     | Rural                                | Development Authority of Bibb County                                | Brunswick     | Glynn      | Eastman           | Has LHITC Project |
| Randolph Co.   | 48,600 | NC    | Jackson                        | North          | Jackson Co.                    | Non-MSA      | Jackson Co.      | N                                     | Rural                                | Development Authority of Brooks County, Georgia                     | Buchanan      | Harleton   | Easton            | Has LHITC Project |
| Randolph Co.   | 63,500 | NC    | Atlanta-Sandy Springs-Marietta | MSA            | Atlanta-Sand                   | Y            | Urban            | Development Authority of Burke County | Buchanan                             | Harleton  | Harleton      | Easton     | Has LHITC Project |                   |
| Schenley Co.   | 53,800 | NC    | Jeff Davis                     | South          | Jeff Davis Co.                 |              |                  |                                       |                                      |   |               |            |                   |                   |

|            |       |                                 |         |               |   |       |  |                  |              |                                 |
|------------|-------|---------------------------------|---------|---------------|---|-------|--|------------------|--------------|---------------------------------|
| Stewart    | South | Stewart Co.                     | Non-MSA | Stewart Cou   | N | Rural | Development Authority of McDuffie County and the City of Columbus  | Muscooke         | Lawonia      | Has LIHTC Project               |
| Sumter     | South | Sumter Co.                      | Non-MSA | Sumter Cou    | N | Rural | Development Authority of Wilcox County                             | Conner           | Madison      | Lawrenceville Has LIHTC Project |
| Talbot     | North | Talbot Co.                      | Non-MSA | Talbot Cou    | N | Rural | Development Authority of Monroe County                             | Comer            | Jackson      | Leesburg Has LIHTC Project      |
| Talferro   | North | Talferro Co.                    | Non-MSA | Talferro Cr.  | N | Rural | Development Authority of Morgan County                             | Concord          | Pike         | Lexington Has LIHTC Project     |
| Tattnall   | South | Tattnall Co.                    | Non-MSA | Tattnall Cou  | N | Rural | Development Authority of Palmetto                                  | Conley           | Clayton      | Lithonia Has LIHTC Project      |
| Taylor     | North | Taylor Co.                      | Non-MSA | Taylor Cou    | N | Rural | Development Authority of Peach County                              | Coyne            | Gowen        | Locus Grove Has LIHTC Project   |
| Telfar     | South | Telfar Co.                      | Non-MSA | Telfar Cou    | N | Rural | Development Authority of Peachtree City                            | Cookidge         | Thomas       | Louisville Has LIHTC Project    |
| Terrell    | South | Albany                          | MSA     | Albany, GA    | Y | Rural | Development Authority of Pike County                               | Cordele          | Crisp        | Ludowici Has LIHTC Project      |
| Thomas     | South | Thomas Co.                      | Non-MSA | Thomas Co     | N | Rural | Development Authority of Polk County                               | Corinth          | Heard        | Lula Has LIHTC Project          |
| TIH        | South | TIH Co.                         | Non-MSA | TIH County    | N | Rural | Development Authority of Rabun County                              | Corneia          | Habersham    | Lumber City Has LIHTC Project   |
| Toombs     | South | Toombs Co.                      | Non-MSA | Toombs Cou    | N | Rural | Development Authority of Richmond County                           | County Club E    | Bulloch      | Lyons Has LIHTC Project         |
| Toombs     | South | Toombs Co.                      | Non-MSA | Toombs Cou    | N | Rural | Development Authority of Rockdale County                           | County Club      | Newton       | Madison Has LIHTC Project       |
| Toombs     | South | Toombs Co.                      | Non-MSA | Toombs Cou    | N | Rural | Development Authority of Rockdale County                           | Crawford         | Clayton      | Macon Has LIHTC Project         |
| Troun      | South | Troun Co.                       | Non-MSA | Troun Cou     | N | Rural | Development Authority of Screven County                            | Crawford         | Oglethorpe   | Macon Has LIHTC Project         |
| Troup      | North | Troup Co.                       | Non-MSA | Troup Cou     | N | Rural | Development Authority of Seminole County and Donabon               | Crawford         | Talferro     | Madison Has LIHTC Project       |
| Turner     | North | Turner Co.                      | Non-MSA | Turner Cou    | N | Rural | Development Authority of St. Marys                                 | Crawford         | Putnam       | Manchester Has LIHTC Project    |
| Twiggs     | North | Macon                           | MSA     | Macon, GA     | Y | Rural | Development Authority of Talbot County                             | Calhoun          | Monroe       | Marietta Has LIHTC Project      |
| Union      | North | Union Co.                       | Non-MSA | Union Cou     | N | Rural | Development Authority of Talbot County                             | Cumming          | Forsyth      | Marshville Has LIHTC Project    |
| Upson      | North | Upson Co.                       | Non-MSA | Upson Cou     | N | Rural | Development Authority of the City of Americus                      | Cusseta          | Chattoochee  | Martinez Has LIHTC Project      |
| Walker     | North | Chattahoochee                   | MSA     | Chattahoochee | Y | Rural | Development Authority of the City of Brandon                       | Cuthbert         | Birton       | Mayville Has LIHTC Project      |
| Walton     | North | Atlanta-Sandy Springs-Marrietta | MSA     | Atlanta-Sanc  | Y | Urban | Development Authority of the City of Dalton                        | Dacula           | Gwinnett     | McClayville Has LIHTC Project   |
| Ware       | South | Ware Co.                        | Non-MSA | Ware Cou      | N | Rural | Development Authority of the City of Folkston and Charlton         | Dahlonega        | Lumpkin      | Modonough 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 Jasper                        | Dallas           | Paulding     | McNittville Has LIHTC Project   |
| Wayne      | South | Wayne Co.                       | Non-MSA | Wayne Cou     | N | Rural | Development Authority of the City of Jeffersonville and Tal Dalton | Whitefield       | Whitfield    | Milledgeville Has LIHTC Project |
| Webster    | South | Webster Co.                     | Non-MSA | Webster Cou   | N | Rural | Development Authority of the City of Marietta                      | Damascus         | Early        | Millen Has LIHTC Project        |
| Wheeler    | South | Wheeler Co.                     | Non-MSA | Wheeler Cou   | N | Rural | Development Authority of the City of Marietta and Bab              | Danielsville     | Madison      | Has LIHTC Project               |
| White      | North | White Co.                       | Non-MSA | White Cou     | N | Rural | Development Authority of the City of Newnan                        | Danville         | Wilkeson     | Moultrie Has LIHTC Project      |
| Whitefield | North | Dalton                          | MSA     | Dalton, GA    | Y | Urban | Development Authority of the City of Oakwood                       | Darien           | Madison      | Mr. Vernon Has LIHTC Project    |
| Wilcox     | South | Wilcox Co.                      | Non-MSA | Wilcox Cou    | N | Rural | Development Authority of the City of Okefenokee                    | Dasher           | Lowndes      | Nashville Has LIHTC Project     |
| Wilkes     | North | Wilkes Co.                      | Non-MSA | Wilkes Cou    | N | Rural | Development Authority of the City of Vienna                        | Dauboro          | Washington   | Newnan Has LIHTC Project        |
| Wilkinson  | North | Wilkinson Co.                   | Non-MSA | Wilkinson C   | N | Rural | Development Authority of the United Government of Ather            | Dawson           | Terrel       | Ocala Has LIHTC Project         |
| Worth      | South | Albany                          | MSA     | Albany, GA    | 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                                   | Deering          | McDuffie     | Peachtree C Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Development Authority of Walton County                             | Decatur          | DeKalb       | Pearson Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Development Authority of Warner Robins                             | Dewees           | Milne        | Palham Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Development Authority of Warren County                             | Deepstep         | Washington   | Pembroke Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Development Authority of Washington County                         | Demorest         | Habersham    | Perry Has LIHTC Project         |
|            |       |                                 |         |               |   |       | Development Authority of Wilkes County                             | Denton           | Jeff Davis   | Pine Mount Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Development Authority of White County                              | Dewey Rose       | Ebert        | Pooler Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Development Authority of Whitfield County                          | Dexter           | Laurens      | Powder Sprin Has LIHTC Project  |
|            |       |                                 |         |               |   |       | Development Authority of Wilkeson County                           | Dillard          | Rabun        | Presnon Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Aberdeen Development Authority                            | Dock Junction    | Ogden        | Quilman Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Camilla Development Authority                             | Doonan           | Colquitt     | Rabun Gap Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Dalton Development Authority                              | Dorchester       | Seminole     | Reidsville Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority for the City of Garden              | Douglas          | Doyle        | Richardson Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority for the City of Habiba              | G Doravie        | DeKalb       | Richmond H Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority for the City of Swain               | Douglas          | Coffee       | Rincon Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority for the City of Warner R            | Douglas          | Douglasville | Romney Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Adis, Georgia                    | Druid Hills      | DeKalb       | Riverdale Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Albany, Georgia                  | Du Pont          | Cinch        | Roberta Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Augusta-Richmond                 | Dublin           | Laurens      | Rockmart Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Awood                            | Dudley           | Laurens      | Roswell Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Avondale Estates                 | Duluth           | Gwinnett     | Rossville Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Barnesville                      | Dunwoody         | DeKalb       | Roswell Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Beasley                          | Dunwoody         | Chatham      | Royston Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Bremen                           | Eagle Grove      | Hart         | Sandersville Has LIHTC Project  |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Brunswick                        | East Dublin      | Laurens      | Sandy Sprin Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Cantonville                      | East Ely         | Gilmer       | Sandis Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Chatsworth                       | East Griffin     | Spalding     | Savannah Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Columbus, Georgia                | East Newnan      | Coweta       | Scottdale Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Cordele                          | East Point       | Fulton       | Shelman Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Cummet, Georgia                  | Eastman          | Jodge        | Shyria Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Douglas                          | Easton           | Putnam       | Soperton Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Fattum                           | Edgill           | Glascok      | Sparta Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Fitzgerald                       | Edison           | Calhoun      | Springfield Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Forsyth                          | Eberton          | Ebert        | St. Marys Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Fort Gaines, Georgia             | Elkville         | Schley       | Statesboro Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Hampton                          | Elmore           | Colquitt     | Stockbridge Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Hartwell, Georgia                | Elly             | Gilmer       | Stone Mount Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Hinesville, Georgia              | Emerson          | Barlow       | Summerville Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Holly Springs                    | Empire           | Jodge        | Swainsboro Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Lawrenceville, GA                | Empire           | Birton       | Sylvanis Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Madison                          | Ephesus          | Heard        | Sylvester Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Mayville                         | Eppworth         | Fannin       | Talbotton Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Milledgeville                    | Evans            | Evans        | Tennille Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Monticello, Georgia              | Euhartie         | Barlow       | Thomason Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Moultrie                         | Evans            | Columbia     | Thomasville Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Pico, Georgia                    | Experiment       | Spalding     | Union Point Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Smyrna                           | Fair Oaks        | Cobb         | Tifton Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Snellville, Georgia              | Fairburn         | Fulton       | Toccoa Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Social Circle                    | Fairmount        | Gordon       | Trenton Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Atlanta              | Fairview         | Walker       | Vienna Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Bacon                | Fargo            | Cinch        | 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 Dawson               | Fayetteville     | Franklin     | Union Point Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Dales, Ge            | Flemington       | Liberty      | Valdosta Has LIHTC Project      |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Darien               | Flovia           | Burt         | Vidalia Has LIHTC Project       |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Dawson               | Flovia           | Burt         | Vienna Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Decatur              | Folkston         | Charlton     | Villa Rica Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Douglas              | Forest Park      | Clayton      | Wadley Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Geneva               | Forsyth          | Monroe       | Warm Spring Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Jackson              | Fort Gaines      | City         | Warner Robi Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Jonesbor             | Fort Oglethorpe  | Catoosa      | Warrenton Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of LaFayette            | Fort Stewart     | Liberty      | Washington Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of LaFayette            | Fort Valley      | Head         | Waynesboro Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Louisa               | Franklin         | Heard        | Waynesboro Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Monroe               | Franklin Spring  | Franklin     | West Point Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Morrow               | Franklin Springs | Franklin     | Willacochee Has LIHTC Project   |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Newnan, C            | Gainesville      | Colquitt     | Williamson Has LIHTC Project    |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Norcross             | Garden City      | Chatham      | Winder Has LIHTC Project        |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Perry                | Garfield         | Emmett       | Woodstock Has LIHTC Project     |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Richland             | Gay              | Meriwether   | Wrens Has LIHTC Project         |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Rome                 | Genova           | 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 Rowell               | Gilbert          | Glascok      |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Rowson               | Gloville         | Hall         |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Semola               | Grant            | Barke        |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Smithall             | Grant            | Fulton       |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Tallapoos            | Grant            | Glenville    |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Thomson              | Good Hope        | Walton       |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Tifton               | Gordon           | Wilkeson     |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Uxaldis              | Graban           | 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 Warsaw               | Greensboro       | Crayton      |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the City of Zebulon              | Greensboro       | Greene       |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of the Mayor and City               | C Greenville     | Meriwether   |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Toccoa                           | Griffin          | Spalding     |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Woodbury                         | Griffin          | Spalding     |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority of Woodstock                        | Grouteston       | Columbia     |                                 |
|            |       |                                 |         |               |   |       | Downtown Development Authority, City of Forest Park                | Grum Branch      | Liberty      |                                 |
|            |       |                                 |         |               |   |       | Downtown LeGrange Development Authority                            | Gumlog           | Turner       |                                 |
|            |       |                                 |         |               |   |       | Downtown Marietta Development Authority                            | Guyton           | Ellingham    |                                 |
|            |       |                                 |         |               |   |       | Downtown Savannah Authority  | Hagan            | Evans        |                                 |
|            |       |                                 |         |               |   |       | Downtown Statesboro Development Authority                          | Hahira           | Lowndes      |                                 |
|            |       |                                 |         |               |   |       | Downtown Waycross Development Authority                            | Hamilton         | Harris       |                                 |
|            |       |                                 |         |               |   |       | Dublin-Laurens County Development Authority                        | Hampton          | Henry        |                                 |
|            |       |                                 |         |               |   |       | Ebert County Richard B. Russell Development Authority              | Hartwell         | Hamam Hill   |                                 |
|            |       |                                 |         |               |   |       | Eborton Downtown Development Authority dbia MianStre               | Hopewell         | Fulton       |                                 |
|            |       |                                 |         |               |   |       | Emanuel County Development Authority                               | Haralson         | Coweta       |                                 |
|            |       |                                 |         |               |   |       | Emanuel-Johnson County Development Authority                       | Hartwick         | Ballwin      |                                 |
|            |       |                                 |         |               |   |       | Etowah Area Consolidated Housing Authority                         | Hartwick         | Columbia     |                                 |
|            |       |                                 |         |               |   |       | Fairburn Housing Authority   | Harrison         | Washington   |                                 |
|            |       |                                 |         |               |   |       | Fall Line Regional Development Authority                           | Hartwell         | Hart         |                                 |
|            |       |                                 |         |               |   |       | Fayette County Development Authority                               | Hawkinsville     | Palmer       |                                 |
|            |       |                                 |         |               |   |       | Fitzgerald/Sen Hill County Development Authority                   | Hazlehurst       | Jeff Davis   |                                 |
|            |       |                                 |         |               |   |       | Flori Area Consolidated Housing Authority                          | Helen            | White        |                                 |
|            |       |                                 |         |               |   |       | Fort Oglethorpe Downtown Development Authority                     | Helen            | Holston      |                                 |
|            |       |                                 |         |               |   |       | Fort Valley Downtown Development Authority                         | Henderson        | Chatham      |                                 |
|            |       |                                 |         |               |   |       | Fulton County/City of Atlanta Land Bank Authority, Inc.            | Hephzibah        | Richmond     |                                 |
|            |       |                                 |         |               |   |       | Gainesville and Hall County Development Authority                  | Heron Bay        | Henry        |                                 |
|            |       |                                 |         |               |   |       | Gainesville Redevelopment Authority                                | Hilawases        | Toens        |                                 |
|            |       |                                 |         |               |   |       | Georgia Biocience Joint Development Authority                      | Higgason         | Montgomery   |                                 |
|            |       |                                 |         |               |   |       | Gibson Housing Authority   | Hilop            | Pike         |                                 |
|            |       |                                 |         |               |   |       | Glenville Development Authority                                    | Hilons           | Screen       |                                 |
|            |       |                                 |         |               |   |       | Glenville Downtown Development Authority                           | Hinesville       | Liberty      |                                 |
|            |       |                                 |         |               |   |       | Gordon County - Floyd County Development Authority                 | Hiram            | Paulding     |                                 |
|            |       |                                 |         |               |   |       | Gordon Downtown Development Authority                              | Hobson           | Barney       |                                 |
|            |       |                                 |         |               |   |       | Grady County Joint Development Authority                           | Hogansville      | Troup        |                                 |
|            |       |                                 |         |               |   |       | Greene County Development Authority                                | Holly Springs    | Cherokee     |                                 |
|            |       |                                 |         |               |   |       | Griffin-Spalding County Development Authority                      | Homestead        | Charlton     |                                 |
|            |       |                                 |         |               |   |       | Habersham County Development Authority                             | Homer            | Banks        |                                 |
|            |       |                                 |         |               |   |       | Hapeville Development Authority                                    | Homerville       | Cinch        |                                 |
|            |       |                                 |         |               |   |       | Hawkinsville Downtown Development Authority                        | Hoshton          | Clack        |                                 |
|            |       |                                 |         |               |   |       | Hawkinsville Housing Authority                                     | Howard           | Taylor       |                                 |
|            |       |                                 |         |               |   |       | Hazlehurst Downtown Development Authority                          | Hull             | Madison      |                                 |
|            |       |                                 |         |               |   |       | Henry County Development Authority                                 | Ideal            | Macon        |                                 |
|            |       |                                 |         |               |   |       | Hogansville Development Authority                                  | Ida              | Madison      |                                 |
|            |       |                                 |         |               |   |       | Housing Authority City of Sylvester, GA                            | Indian Springs   | Catoosa      |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of City of Carrollton                            | Iron City        | Seminole     |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of City of Danielsville                          | Irsdale          | Clayton      |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Clayton County                                | Inverton         | Wilkeson     |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Cobb County                                   | Isle of Hope     | Chatham      |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Columbus, Georgia                             | Ivey             | Wilkeson     |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Fulton County                                 | Jackson          | Burt         |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Gwinnet County                                | Jacksonville     | Telfar       |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Lee County                                    | Jain             | Early        |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Savannah                                      | Jasper           | Pikens       |                                 |
|            |       |                                 |         |               |   |       | Housing Authority of Screven County                                | Jefferson        | Jackson      |                                 |
|            |       |                                 |         |               |   |       |  |                  |              |                                 |

|  |                  |            |
|--|------------------|------------|
| Housing Authority of the City of Blackshear                          | Kings Bay        | Camden     |
| Housing Authority of the City of Blakely, Georgia                    | Kingland         | Camden     |
| Housing Authority of the City of Buford, Georgia                     | Kingspan         | Sartow     |
| Housing Authority of the City of Cairo, Georgia                      | Kile             | Johnson    |
| Housing Authority of the City of Calhoun                             | Knowlitz         | 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 Cedarblow, Ga.                      | Lake Park        | Lowmides   |
| Housing Authority of the City of Clarksville, Ga.                    | Lakeland         | Lanier     |
| Housing Authority of the City of Clarkson                            | Lakewood         | Calhoun    |
| Housing Authority of the City of Clayton, Georgia                    | Lakewood East    | Rockdale   |
| Housing Authority of the City of Cleveland, Ga.                      | Laurens          | Franklin   |
| Housing Authority of the City of College Park                        | Laurensville     | Gwinnett   |
| Housing Authority of the City of Colquitt                            | Leary            | Calhoun    |
| Housing Authority of the City of Conyers                             | Leedsburg        | Low        |
| Housing Authority of the City of Cornelia, Ga.                       | Lenox            | Cook       |
| Housing Authority of the City of Cowhogan                            | Leslie           | Sumner     |
| Housing Authority of the City of Crawfordville                       | Levinton         | Oglethorpe |
| Housing Authority of the City of Cumming                             | Liburn           | Gwinnett   |
| Housing Authority of the City of Cuthbert, GA                        | Lilly            | Doody      |
| Housing Authority of the City of Dalton, Georgia                     | Lincoln Park     | Lipson     |
| 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 Deenon, Georgia                     | Lithia Springs   | Douglas    |
| Housing Authority of the City of Dublin, Georgia                     | Lithonia         | DeKalb     |
| Housing Authority of the City of East Point, Georgia                 | Locust Grove     | Henry      |
| Housing Authority of the City of Eastman                             | Logansville      | Walton     |
| Housing Authority of the City of Eastman                             | Lone Oak         | Meriwether |
| Housing Authority of the City of Edison, GA.                         | Lookout Mount    | Walker     |
| Housing Authority of the City of Elberton                            | Louisville       | Jefferson  |
| Housing Authority of the City of Elly, Georgia                       | Lowery           | Clayton    |
| Housing Authority of the City of Elmore                              | Luftwaffen       | 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          | Shewart    |
| Housing Authority of the City of Fort Valley                         | Luthersville     | Meriwether |
| Housing Authority of the City of Gainesville                         | Lurly            | Chattooga  |
| Housing Authority of the City of Glenwood                            | Lynns            | Toombs     |
| Housing Authority of the City of Glenwood                            | Mableton         | Cobb       |
| Housing Authority of the City of Grantville                          | Macon            | Bibb       |
| Housing Authority of the City of Greensboro, Georgia                 | Madison          | Morgan     |
| Housing Authority of the City of Griffin                             | Manassas         | Fairfax    |
| Housing Authority of the City of Hahira, Georgia                     | Manchester       | Meriwether |
| Housing Authority of the City of Hampton, Georgia                    | Mansfield        | Newton     |
| Housing Authority of the City of Hartwell, Georgia                   | Maricopa         | Cobb       |
| Housing Authority of the City of Hartwell                            | Marshall         | Macon      |
| Housing Authority of the City of Hiram, Ga                           | Marion           | Stephens   |
| Housing Authority of the City of Hiramville                          | Marion           | Columbia   |
| Housing Authority of the City of Jasper                              | Matthews         | Jefferson  |
| Housing Authority of the City of Jefferson                           | Mauldin          | Oglethorpe |
| Housing Authority of the City of Jessup                              | Maysville        | Banks      |
| Housing Authority of the City of Lakeview, Georgia                   | McCall           | Fannin     |
| Housing Authority of the City of Lawton                              | McDonough        | Henry      |
| Housing Authority of the City of Lawrenceville, GA                   | McIntyre         | Wilkinson  |
| Housing Authority of the City of Libonia, Georgia                    | Micha            | Telfair    |
| Housing Authority of the City of Loganville, GA                      | Meadowville      | Pike       |
| Housing Authority of the City of Louisville                          | Meliss           | Thomas     |
| Housing Authority of the City of Mableton, Georgia                   | Mendoc           | Fairfax    |
| Housing Authority of the City of Madison, GA                         | Menlo            | Chattooga  |
| Housing Authority of the City of Marietta                            | Metter           | Candler    |
| Housing Authority of the City of McDonough                           | Middle           | Baker      |
| Housing Authority of the City of Marietta, Georgia                   | Milway           | Liberty    |
| Housing Authority of the City of Metter                              | Milan            | Telfair    |
| Housing Authority of the City of Milledgeville and Sparta            | Milledgeville    | Sadwin     |
| Housing Authority of the City of Milledgeville                       | Millen           | Jenkins    |
| Housing Authority of the City of Monroe, GA                          | Miner            | Lamar      |
| Housing Authority of the City of Monticello                          | Milton           | Fulton     |
| Housing Authority of the City of Moultrie, Georgia                   | Mineral Bluff    | Fannin     |
| Housing Authority of the City of Mt. Vernon                          | Mitchell         | Clascock   |
| Housing Authority of the City of Nahant                              | Molena           | Pike       |
| Housing Authority of the City of Nashville, Georgia                  | Monroe           | Walton     |
| Housing Authority of the City of Oakwood, Georgia                    | Monticello       | Macon      |
| Housing Authority of the City of Odessa, Ga                          | Montgomery       | Chatham    |
| Housing Authority of the City of Pearson, Georgia                    | Monticello       | Jasper     |
| Housing Authority of the City of Perry, Georgia                      | Monroe           | Laurens    |
| Housing Authority of the City of Quitman                             | Moody AFB        | Lowmides   |
| Housing Authority of the City of Ringgold                            | Morland          | Coweta     |
| Housing Authority of the City of Roberts, GA                         | Morgan           | Calhoun    |
| Housing Authority of the City of Roswell                             | Morganton        | Fannin     |
| Housing Authority of the City of Royston                             | Morrow           | Clayton    |
| Housing Authority of the City of Sandersville                        | Morven           | Brooks     |
| Housing Authority of the City of Seneca                              | Moultrie         | Colquitt   |
| Housing Authority of the City of Shelton                             | Mount Airy       | Habersham  |
| Housing Authority of the City of Social Circle, GA                   | Mount Vernon     | Montgomery |
| Housing Authority of the City of Sogerton                            | Mount Zion       | Carroll    |
| Housing Authority of the City of Statesboro                          | Mountain City    | Rabun      |
| Housing Authority of the City of Summerville                         | Mountain Park    | Fulton     |
| Housing Authority of the City of Swainsboro                          | Mountain Park    | Fulton     |
| Housing Authority of the City of Sylkonia                            | Nahunta          | Brantley   |
| Housing Authority of the City of Tallapoosa, Georgia                 | Nashville        | Berrien    |
| Housing Authority of the City of Thomson                             | Naylor           | Lowmides   |
| Housing Authority of the City of Thomasville, Georgia                | Nelson           | Pikes      |
| 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 Vidalia                             | Newton           | Baker      |
| Housing Authority of the City of Vienna                              | Nichols          | Colfax     |
| Housing Authority of the City of Warner Robins, Georgia              | Nicholson        | Jackson    |
| Housing Authority of the City of Warrenton                           | Norcross         | Gwinnett   |
| Housing Authority of the City of Waycross                            | Norman Park      | Colquitt   |
| Housing Authority of the City of Waynesboro                          | North Atlanta    | DeKalb     |
| Housing Authority of the City of West Point                          | North Decatur    | DeKalb     |
| Housing Authority of the City of Windsor                             | North Druid Hill | DeKalb     |
| Housing Authority of the City of Woodbury, Georgia                   | North High Sho   | Oconee     |
| Housing Authority of the City of Wrayville                           | Norwood          | Hanson     |
| Housing Authority of the County of Atkinson, Georgia                 | Nuniz            | Emanuel    |
| Housing Authority of the County of DeKalb, Georgia                   | Oak Park         | Emanuel    |
| Housing Authority of the County of Haris                             | Oakwood          | Hall       |
| Housing Authority of the County of Houston, Georgia                  | Ochlocknee       | Thomas     |
| Housing Authority of the Town of Homer, Ga.                          | Ocala            | Innis      |
| Houston County Development Authority                                 | Oconee           | Washington |
| Isabel Downs Development Authority                                   | Ocum             | Wayne      |
| Jackson Housing Authority  | Oferman          | Pierce     |
| Joint Development Authority of Baker, Dougherty, Terrell, & Other    | Oglethorpe       | Macon      |
| Joint Development Authority of Bartow County and Pickens             | Omaha            | Stewart    |
| Joint Development Authority of Brooks, Colquitt, Grady, and Omega    | Omega            | Tift       |
| Joint Development Authority of Burke County and City of Chatham Hill | Ochlocknee       | Spalding   |
| Joint Development Authority of Carroll, Haralson, Polk, and Oxford   | Oxford           | Newton     |
| Joint Development Authority of Fannin County, Towns Co, Palmetto     | Palmetto         | Fulton     |
| Joint Development Authority of Franklin, Hart and Stephen            | Parthenville     | DeKalb     |
| Joint Development Authority of Habersham, Lumber City or Parrot      | Parrot           | Telfair    |
| Joint Development Authority of Jasper, Morgan, Newton, & Patterson   | Patterson        | Pierce     |
| Joint Development Authority of Jeff Davis County, Hazlett            | Pavo             | Thomas     |
| Joint Development Authority of Metropolitan Atlanta                  | Payne            | Bibb       |
| Joint Development Authority of Northeast Georgia                     | Peachtree City   | Fayette    |
| Joint Development Authority of Winfree-Barrow County                 | Peachtree Cor    | Gwinnett   |
| Kennesaw Development Authority                                       | Pearson          | Alfonson   |
| Kennesaw Downtown Development Authority                              | Pelham           | Mitchel    |
| Kingland Development Authority                                       | Pembroke         | Bryan      |
| Kingland Downtown Development Authority                              | Pendragas        | Jackson    |
| Kingston Downtown Development Authority                              | Peters           | Jenkins    |
| LaFayette Housing Authority  | Perry            | Houston    |
| LaGrange Development Authority                                       | Phillipsburg     | Tift       |
| Lake Oconee Area Development Authority                               | Pine Lake        | DeKalb     |
| Laurens-Treadwell Joint Development Authority                        | Pine Mountain    | Harris     |
| Laurens Downtown Development Authority                               | Pinehurst        | Doody      |
| Lincoln County Development Authority                                 | Preveaz          | Wilcox     |
| Long County Housing Authority  | Pitts            | Wilcox     |
| Lyons Downtown Development Authority                                 | Plains           | Sumner     |
| Macon-Bibb County Urban Development Authority                        | Plainville       | Gordon     |
| Macon County Development Authority                                   | Poker            | Chatham    |
| Middle Coastal Unified Development Authority                         | Port Wentworth   | Chatham    |
| Middle Georgia Regional Development Authority                        | Portia           | Bulch      |
| Milledgeville-Marietta/The Downtown Development Authority            | Porterdale       | Newton     |
| Miller County Development Authority                                  | Poulan           | Worth      |
| Michel County Development Authority                                  | Powder Spring    | Cobb       |
| Monticello Downtown Development Authority                            | Preston          | Webster    |
| Montgomery County Development Authority                              | Prickens         | Candler    |
| Moultrie-Colquitt County Development Authority                       | Pulney           | Dougherty  |
| Nashville Downtown Development Authority                             | Quilman          | Brooks     |
| Northeast Georgia Housing Authority                                  | Ranger           | Gordon     |
| Northeast Georgia Housing Authority                                  | Raul             | Habersham  |
| Northeast Georgia Joint Development Authority                        | Ray City         | Barren     |
| Ocmulgee Regional Joint Development Authority                        | Reale            | Wilkes     |
| Oglethorpe Development Authority                                     | Rebecca          | Turner     |
| Okefenokee Area Development Authority                                | Rodan            | DeKalb     |
| Palmetto Housing Authority   | Reed Creek       | Hart       |
| Pelham Housing Authority   | Reglar           | Bulch      |
| Pooker Development Authority   | Reidsville       | Tattnall   |
| Port Wentworth Downtown Development Authority                        | Renton           | Lowmides   |
| Powder Springs Downtown Development Authority                        | Renton           | Laurens    |
| Pulaski County-Hawkinsville Development Authority                    | Resaca           | Gordon     |
| Pulham Development Authority   | Road Haven       | Gwinnett   |
| Randolph County Development Authority                                | Royalls          | Taylor     |
| Redevelopment Authority of Clayton County                            | Rhine            | Dodge      |
| Rochelle Housing Authority   | Riceboro         | Liberty    |
| Rodman Development Authority   | Richard          | Sewell     |
| Rome-Floyd County Development Authority                              | Richmond Hill    | Bryan      |
| Sandersville Downtown Development Authority                          | Ridgely          | Washington |
| Saville Development Authority  | Rincon           | Fringham   |
| Secky-Sumter-Macon Counties Joint Development Authority              | Ridgely          | Calhoun    |
| Screven County Development Authority                                 | Riverdale        | Clayton    |
| Simpsa Housing Authority   | Riverside        | Colquitt   |
| Social Circle Development Authority                                  | Roberta          | Crawford   |
| South Georgia Business and Development Authority                     | Roberts AFB      | Houston    |
| Southeast Georgia Consolidated Housing Authority                     | Rochelle         | Wilcox     |
| Southeast Georgia Joint Development Authority                        | Rockingham       | Bacon      |

|   |                    |                   |
|---|--------------------|-------------------|
| Southeast Georgia Regional Development Authority          | Rockmart           | Pak               |
| Southwest Georgia Joint Development Authority             | Rocky Ford         | Sonoma            |
| Sparta Hancock County Development Authority               | Rome               | Floyd             |
| St. Marys Downtown Development Authority                  | Roopville          | Carroll           |
| Stephens County Development Authority                     | Rossville          | Walker            |
| Suwanee Downtown Development Authority                    | Roswell            | Fulton            |
| Talapoosa Development Authority                           | Royston            | Franklin          |
| Talbot County Development Authority                       | Russell            | Barrow            |
| Taylor County Development Authority                       | Rutherford         | Morgan            |
| Temple Downtown Development Authority                     | Sale City          | Michell           |
| Terrell County Development Authority                      | Salem              | Calhoun           |
| The Commerce Housing Authority                            | Sandersville       | Washington        |
| The Development Authority of Long County                  | Sandy Springs      | Fulton            |
| The Development Authority of Pickens County               | Santa Claus        | Toombs            |
| The Development Authority of Spalding, Georgia            | Sardis             | Burke             |
| The Development Authority of the City of Camilla          | Sasser             | Terrill           |
| The Development Authority of the City of Manchester       | Satilla            | Jeff Davis        |
| The Development Authority of the City of Tallapoosa       | Saunders Nacoochee | White             |
| The Downtown Development Authority of Bartow, Georgia     | Savannah           | Chatham           |
| The Downtown Development Authority of the City of Griffin | Scotland           | Telfair           |
| The Housing Authority of the City of Americus, GA         | Scottsdale         | DeKalb            |
| The Housing Authority of the City of Atlanta, Georgia     | Scottdale          | DeKalb            |
| The Housing Authority of the City of Brunswick, Georgia   | Sevierville        | Wayne             |
| The Housing Authority of the City of Dallas, Georgia      | -- Select from     | Select City first |
| The Housing Authority of the City of Newnan               | Seneca             | Coweta            |
| The Housing Authority of the City of Washington           | Seville            | Wilcox            |
| Thomasian Downtown Development Authority                  | Shady Dale         | Jasper            |
| Thomasville Downtown Development Authority                | Shannon            | Floyd             |
| TIH County Development Authority                          | Sharon             | Talferro          |
| TIH-Turner-Worth-Cook Joint Development Authority         | Sharpsburg         | Coweta            |
| Toombs County Development Authority                       | Shelburn           | Randolph          |
| Trouden County Development Authority                      | Shiloh             | Harris            |
| Troup County Development Authority                        | Shiloh             | Greene            |
| Turner County Development Authority                       | Sidway Island      | Chatham           |
| Union City Housing Authority                              | Sky Valley         | Rabun             |
| Urban Redevelopment Agency of Clayton County, Georgia     | Smithville         | Lee               |
| Urban Redevelopment Agency of the City of Canton          | Smyrna             | Cobb              |
| Urban Redevelopment Agency of the City of Duluth          | Socastee           | Gwinnett          |
| Urban Redevelopment Agency of the City of Duluth          | Social Circle      | Walton            |
| Urban Redevelopment Agency of the City of Kennesaw, G     | Spartan            | Trouden           |
| Urban Redevelopment Authority of the City of Atlanta      | Spaulding          | Cook              |
| Valdosta Housing Authority                                | Sparta             | Hancock           |
| Valley Partnership Joint Development Authority            | Springfield        | Elkham            |
| Valdosta Development Authority                            | St. Marys          | Camden            |
| Villa Rica Downtown Development Authority                 | St. Simons         | Ozark             |
| Walker County Development Authority                       | Slapton            | Jefferson         |
| Waycross and Ware County Development Authority            | Statesville        | Cherokee          |
| West Central Georgia Joint Development Authority          | Statesboro         | Bulloch           |
| West Georgia Joint Development Authority                  | Statham            | Barrow            |
| West Point Development Authority                          | Stilwell           | Emanuel           |
| West Point Lake Development Authority                     | Stonewall          | Henry             |
| Whisper Downtown Development Authority                    | Stone Mountain     | DeKalb            |
| Woodbine Downtown Development Authority                   | Sugar Hill         | Gwinnett          |
|   | Summerfield        | Emmanuel          |
|   | Summerville        | Chattooga         |
|   | Sumner             | Worth             |
|   | Sunny Side         | Spalding          |
|   | Sunrise            | Towns             |
|   | Sunset Village     | Upson             |
|   | Surrency           | Appling           |
|   | Suwanee            | Gwinnett          |
|   | Swaileboro         | Emanuel           |
|   | Sycamore           | Turner            |
|   | Sylvania           | Screven           |
|   | Sylvester          | Worth             |
|   | Talbot Island      | Chatham           |
|   | Talbotton          | Labon             |
|   | Talking Rock       | Pickens           |
|   | Talapoosa          | Haralson          |
|   | Tallahassee        | Habersham         |
|   | Talno              | Jackson           |
|   | Tarrytown          | Montgomery        |
|   | Tate               | Towns             |
|   | Taylorville        | Barrow            |
|   | Temple             | Carroll           |
|   | Tennille           | Washington        |
|   | The Rock           | Upson             |
|   | Thomaston          | Upson             |
|   | Thomasville        | Thomas            |
|   | Thomson            | McDuffie          |
|   | Thunderbolt        | Chatham           |
|   | Tifton             | TIH               |
|   | Tiger              | Rabun             |
|   | Tignall            | Wilkes            |
|   | Toccoa             | Stephens          |
|   | Toombsboro         | Wilkinson         |
|   | Trenton            | Dade              |
|   | Trion              | Chattooga         |
|   | Tucker             | DeKalb            |
|   | Turners Hill       | Whitfield         |
|   | Turin              | Coweta            |
|   | Twin City          | Emanuel           |
|   | Ty Ty              | TIH               |
|   | Tybee Island       | Chatham           |
|   | Tyone              | Fayette           |
|   | Unadilla           | Dooly             |
|   | Union City         | Fulton            |
|   | Union Point        | Greene            |
|   | Unionville         | TIH               |
|   | Uxalda             | Montgomery        |
|   | Valdosta           | Lowndes           |
|   | Varnell            | Whitfield         |
|   | Viningsburg        | Chatham           |
|   | Vidalia            | Toombs            |
|   | Vidette            | Burke             |
|   | Vienna             | Dooly             |
|   | Villa Rica         | Carroll           |
|   | Vinings            | Cobb              |
|   | Waco               | Haralson          |
|   | Wadley             | Jefferson         |
|   | Waleska            | Cherokee          |
|   | Walnut Grove       | Walton            |
|   | Waltherville       | Liberty           |
|   | Warm Springs       | Meriwether        |
|   | Warner Robins      | Houston           |
|   | Warrenton          | Warren            |
|   | Warwick            | Worth             |
|   | Washington         | Wilkes            |
|   | Watkinsville       | Oconee            |
|   | Waverly Hall       | Harris            |
|   | Waycross           | Ware              |
|   | Waynesboro         | Burke             |
|   | West Point         | Troup             |
|   | Weston             | Webster           |
|   | Whigham            | Grady             |
|   | White              | Barlow            |
|   | White Plains       | Greene            |
|   | Whitemarsh Isl     | Chatham           |
|   | Whitesburg         | Carroll           |
|   | Wilkesboro         | Alston            |
|   | Williamson         | Pike              |
|   | Wilmington Isla    | Chatham           |
|   | Winder             | Barrow            |
|   | Winterville        | Clarke            |
|   | Woodbine           | Camden            |
|   | Woodbury           | Meriwether        |
|   | Woodland           | Talbot            |
|   | Woodstock          | Cherokee          |
|   | Woodville          | Greene            |
|   | Woolsey            | Fayette           |
|   | Wrens              | Jefferson         |
|   | Wrightsville       | Johnson           |
|   | Yatesville         | Upson             |
|   | Yonah              | White             |
|   | Young Harris       | Towns             |
|   | Zebulon            | Pike              |