

Project Narrative
Arrowhead Apartments
Hawkinsville, Pulaski 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.

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

Arrowhead Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1980, the property has fifty one (51) total residential units for low-income family households and is located in Hawkinsville, Georgia. The city of Hawkinsville is 40 miles southeast of Macon, GA, 120 miles southeast of Atlanta, GA and about 90 miles southeast of Columbia, GA. The property is conveniently located at 369 Broad Street, Hawkinsville, GA 31036 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Arrowhead Apartments is currently 92.16% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 36 units. The property includes fifty one (51) 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 37 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$1,768,000 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 Backed Securities and/or tax credit equity. The permanent structure contemplates a USDA Section 538 GRRHP Loan amount of \$1,352,000 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 \$1,034,523 in Federal and \$598,401 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 Arrowhead Apartments is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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)	\$	101,668	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-513
			Have any changes occurred in the project since pre-application?			No

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

Project Name previously used: DCA Project Nbr previously assigned:

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	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	Arrowhead Apartments			Phased Project?	No
Site Street Address (if known)	369 Broad Street			DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	369 Broad Street			Scattered Site?	No
Site Geo Coordinates (###.#####)	Latitude: 32.278250	Longitude: -83.490190	9-digit Zip**	31036-4874	Nbr of Sites
City	Hawkinsville	County	Pulaski		
Site is predominantly located:	Within City Limits	In DCA Rural County?	Yes	Overall:	Rural
In USDA Rural Area?	Yes				

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

Congressional	State Senate	State House
8	20	148

** 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
 Address
 Zip+4

City of Hawkinsville		
Tim Young	Title	City Manager
96 Broad Street		
31036-4814	Phone	(478) 892-3240

Website	hawkinsville-pulaski.org
City	Hawkinsville
Email	tim@hawkinsvillega.net

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

Acquisition/Rehabilitation

51

For Acquisition/Rehabilitation, date of original construction:

1980

B. Mixed Use

No

C. Unit Breakdown

PBRA

Number of Low Income Units

50	36
----	----

Number of 50% Units

0	0
---	---

Number of 60% Units

50	36
----	----

Number of Unrestricted (Market) Units

0	
---	--

Total Residential Units

50	
----	--

Common Space Units

1	
---	--

Total Units

51	
----	--

E. Buildings

Number of Residential Buildings

10

Number of Non-Residential Buildings

1

Total Number of Buildings

11

F. Total Residential Parking Spaces

90

D. Unit Area

Total Low Income Residential Unit Square Footage

34,502

Total Unrestricted (Market) Residential Unit Square Footage

0

Total Residential Unit Square Footage

34,502

Total Common Space Unit Square Footage

848

Total Square Footage from Units

35,350

Total Common Area Square Footage from Nonresidential areas

841

Total Square Footage

36,191

(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

5.9%

Required: 5%

% of Units for the Mobility-Impaired

66.7%

Required: 40%

% of Total Units

3.9%

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 Arrowhead Apartments, Hawkinsville, Pulaski 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

<input type="text" value="Yes"/>	
<input type="text" value="No"/>	
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

First Building ID Nbr in Project

Last Building ID Nbr in Project

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

XIII. ADDITIONAL PROJECT INFORMATION

PART ONE - PROJECT INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

A. PHA Units

Is proposed project part of a local public housing replacement program?					
Number of Public Housing Units reserved and rented to public housing tenants:			% of Total Residential Units		0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:		Households on Waiting List:		0%
				0%	
Local PHA				Contact	
Street Address				Direct line	
City				Cellular	
Area Code / Phone		Zip+4			
		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	51
Number Occupied	47
% Existing Occupied	92.16%

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 ----->:	\$2,769
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: http://www.maconhousing.com. This listing was not available in the dropdown above for issuers. The website could not be entered in the field above because it is pre-set for a telephone number. Total issuance is a not to exceed number of \$65,000,000 for the portfolio. Final bond amounts will be determined in conjunction with the issuer and bond counsel within two weeks of closing.</p> <p>Section XIII (Additional Project Information) - Additional financial waivers were requested and granted.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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 Arrowhead, LLC				Name of Principal		Martin H. Petersen	
3111 Paces Mill Road, STE A-250				Title of Principal		Manager	
Atlanta		Fed Tax ID: 82-1142236		Direct line		(770) 984-2100	
GA	Zip+4	30339-5704	Org Type:	For Profit	Cellular		
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com		

* Must be verified by applicant using following website:

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

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

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

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

b. State Limited Partner

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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10-Digit Office Phone / Ext.		E-mail	
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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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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D. ATTORNEY	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	

E. ACCOUNTANT	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	

F. ARCHITECT	Wallace Architects, LLC		Name of Principal	Zac Wallace
Office Street Address	302 Campusview Drive, Suite 208		Title of Principal	Project Coordinator
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.)

A. LAND SELLER (If applicable)	Hawkinsville 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 Arrowhead, LLC (buyer), and Hawkinsville Ltd. L.P. (seller). The General Partner of Hawkinsville Ltd. L.P. (seller) is Hallmark Group Services of Georgia LLC, of which Martin H. Petersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Arrowhead, LLC (buyer).
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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8. Other

Yes	Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information.
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V. OTHER REQUIRED INFORMATION - Continued (Answer each of the questions below for each participant listed below.)

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Brief Explanation
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9900%	No	
State Ltd Partner	No	No	For Profit	0.0000%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	Yes	An Identity of Interest relationship exists between the Managing General Partner, Developer, and Management Agent. Please refer to the comment box for further explanation.
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant	No	No	For Profit	0.0000%	No	
Contractor	No	No	For Profit	0.0000%	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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 Arrowhead, 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 Arrowhead, 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 the Organizational Chart.

(This area is currently blank for DCA comments.)

PART THREE - SOURCES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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: \$	1,772,000		Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless	Yes	USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Greystone Servicing Corporation, Inc. (RD 538)	1,352,000	4.500%	480
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	671,978	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	56,756		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	464,838		
State Housing Credit Equity	Boston Financial Investment Management, LP	273,000		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	420,000	
Other Type (specify)	Surplus Replacement Reserves	Hallmark Arrowhead, LLC	60,000	
Other Type (specify)				
Total Construction Financing:		3,298,572		
Total Construction Period Costs from Development Budget:		3,298,572		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

Effective Term Amort. Annual Debt Service in

PART THREE - SOURCES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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)	1,352,000	4.500%	40	40	72,937	Amortizing
Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	671,978	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 12.59%	Hallmark Development Services, LLC	56,756	2.500%	12	12	12,218	Cash Flow

Total Cash Flow for Years 1 - 15: 291,121
 DDF Percent of Cash Flow (Yrs 1-15) 26.308% 26.308%
 Cash flow covers DDF P&I? Yes

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,036,910					
State Housing Credit Equity	Boston Financial Investment Management, LP	599,781					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds	U.S. Bank	8,860					
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: Surplus Replacement	Hallmark Arrowhead, LLC	60,000					
Other:							
Other:							
Total Permanent Financing:		3,786,285					
Total Development Costs from Development Budget:		3,786,285					
Surplus/(Shortage) of Permanent funds to development costs:		0					

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

<p>Section I USDA PBRA: The project has 36 units of USDA Section 521 Rental Assistance.</p> <p>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.</p> <p>Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility.</p> <p>Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.</p>	
--	--

PART FOUR - USES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

I. DEVELOPMENT BUDGET

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS					
Property Appraisal	5,490			4,521	
Market Study	4,700			4,700	
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 >>					
Subtotal	23,257	-	-	22,288	-
ACQUISITION					
Land	107,100				
Site Demolition					
Acquisition Legal Fees (if existing structures)	19,370		15,252		
Existing Structures	722,978		499,820		
Subtotal	849,448	-	515,072	-	-
LAND IMPROVEMENTS					
Site Construction (On-site) Per acre: 42,546	273,568			273,568	
Site Construction (Off-site)					
Subtotal	273,568	-	-	273,568	-
STRUCTURES					
Residential Structures - New Construction					
Residential Structures - Rehab	1,309,376			1,309,376	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab	16,211			16,211	
Subtotal	1,325,588	-	-	1,325,588	-
CONTRACTOR SERVICES					
DCA Limit 14.000%					
Builder Profit: 6.000%	95,949	6.000%	95,949	95,949	
Builder Overhead: 2.000%	31,983	2.000%	31,983	31,983	
General Requirements*: 6.000%	95,949	6.000%	95,949	95,949	
*See OAP: General Requirements policy 14.000%	223,882			223,882	
Subtotal	223,881	-	-	223,881	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					
Other: Radon Mitigation Reserve	5,000			5,000	
Total Construction Hard Costs	1,828,037.39				
Average TCHC:	36,560.75 per Res'l unit	35,843.87 per unit	50.51 per total sq ft		
	52.98 per Res'l unit SF	51.71 per unit sq ft			
CONSTRUCTION CONTINGENCY					

PART FOUR - USES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

		6.98%	127,613			127,613	
I. DEVELOPMENT BUDGET (cont'd)			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING				CONSTRUCTION PERIOD FINANCING			
Bridge Loan Fee							
Bridge Loan Interest							
Construction Loan Fee							
Construction Loan Interest			113,257			88,190	
Construction Legal Fees							
Construction Period Inspection Fees			3,000			3,000	
Construction Period Real Estate Tax							
Construction Insurance							
Title and Recording Fees							
Payment and Performance bonds			24,109			24,109	
Other:							
Other:							
	<i>Subtotal</i>		140,366	-	-	115,299	-
PROFESSIONAL SERVICES				PROFESSIONAL SERVICES			
Architectural Fee - Design			33,150			33,150	
Architectural Fee - Supervision			17,850			17,850	
Green Building Consultant Fee	Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft)							
Accessibility Inspections and Plan Review			1,375			1,375	
Construction Materials Testing							
Engineering							
Real Estate Attorney							
Accounting			10,000			10,000	
As-Built Survey			9,100			7,494	
Other: Energy Audit Testing			3,725			3,725	
	<i>Subtotal</i>		75,200	-	-	73,594	-
LOCAL GOVERNMENT FEES		<i>Avg per unit: 0</i>		LOCAL GOVERNMENT FEES			
Building Permits							
Impact Fees							
Water Tap Fees	<i>waived?</i>						
Sewer Tap Fees	<i>waived?</i>						
	<i>Subtotal</i>		-	-	-	-	-
PERMANENT FINANCING FEES				PERMANENT FINANCING FEES			
Permanent Loan Fees			46,708				
Permanent Loan Legal Fees			6,500				
Title and Recording Fees			2,250				
Bond Issuance Premium							
Cost of Issuance / Underwriter's Discount			37,191				

PART FOUR - USES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

TOTAL DEVELOPMENT COST (TDC)	3,786,285	-	592,951	2,554,662	-
<i>Average TDC Per:</i>	<i>Unit:</i>	74,240.89	<i>Square Foot:</i>	104.62	

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

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Total Subtractions From Basis:	0		0

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	592,951	2,554,662
	0		0
	0	592,951	2,554,662
			100.00%
	0	592,951	2,554,662
	100.00%	100.00%	100.00%
	0	592,951	2,554,662
		3.23%	3.23%
	0	19,152	82,516
Total Basis Method Tax Credit Calculation		101,668	

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

8,053,896	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value="0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
3,786,285		
2,092,838		
1,693,447		
/ 10		
169,345	Federal	State
1.6100	= <input type="text" value="1.0200"/>	+ <input type="text" value="0.5900"/>
105,183		
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:	101,668	

PART FOUR - USES OF FUNDS - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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

101,668

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

101,668

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

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

COMPLIANCE MONITORING FEE: The Compliance Monitoring fee is \$800 per unit for a total of \$40,800.

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 DEFICIT RESERVE – A waiver has been granted that 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 \$35,280 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

PART FOUR (b) - OTHER COSTS - 2017-0 - Arrowhead Apartments - Hawkinsville - Pulaski, 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

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

Radon Mitigation Reserve

A \$5,000 radon mitigation reserve has been budgeted until further confirmatory testing. If the property is confirmed to have radon, then mitigation will be required.

Radon mitigation is an eligible depreciable cost included in 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

CONSTRUCTION PERIOD FINANCING

0

Total Cost Total Basis

0

Total Cost Total Basis

PROFESSIONAL SERVICES

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 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab.
35,280 = \$105 increase X 14 units X 24 months

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Total Cost Total Basis

Description/Nature of Cost

Basis Justification

OTHER COSTS

Project Administration

Total Cost Total Basis

\$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.

PART FIVE - UTILITY ALLOWANCES - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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"/>		29	35			
Cooking	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		10	12			
Hot Water	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		18	22			
Air Conditioning	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		13	16			
Range/Microwave	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		10	12			
Refrigerator	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		10	12			
Other Electric	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		11	13			
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		22	26			
Refuse Collection		<input type="checkbox"/>	<input checked="" type="checkbox"/>						
Total Utility Allowance by Unit Size					0	123	148	0	0

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"/>						
Total Utility Allowance by Unit Size					0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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

DCA COMMENTS

Elevator	Historic	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
	Historic	0	0	0	0	0	0
Unit Square Footage:							
Low Income	60% AMI	0	18,582	15,920	0	0	34,502
	50% AMI	0	0	0	0	0	0
	Total	0	18,582	15,920	0	0	34,502
Unrestricted		0	0	0	0	0	0
Total Residential		0	18,582	15,920	0	0	34,502
Common Space		0	0	848	0	0	848
Total		0	18,582	16,768	0	0	35,350

III. ANCILLARY AND OTHER INCOME (annual amounts)

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

Other Income (OI) by Year:

Included in Mgt Fee:

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	16,403
Maintenance Salaries & Benefits	19,428
Support Services Salaries & Benefits	14,808

On-Site Security

Contracted Guard	
Electronic Alarm System	
Subtotal	0

Taxes and Insurance

Real Estate Taxes (Gross)*	11,273
Insurance**	10,543
Other (describe here)	1,692

Other (describe here)	
Subtotal	50,639

On-Site Office Costs

Office Supplies & Postage	2,105
Telephone	1,700
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
Subtotal	3,805

Maintenance Expenses

Contracted Repairs	98
General Repairs	500
Grounds Maintenance	2,039
Extermination	5,374
Maintenance Supplies	6,359
Elevator Maintenance	0
Redecorating	1,094
Other (describe here)	
Subtotal	15,464

Professional Services

Legal	512
Accounting	6,075
Advertising	692
Other (describe here)	
Subtotal	7,279

Utilities (Avg\$/mth/unit)

Electricity	11	6,780
Natural Gas	1	420
Water&Swr	3	1,836
Trash Collection		1,500
Other (describe here)		
Subtotal		10,536

WARNING!
RR proposed is below the DCA required minimum.

Subtotal 23,508

Management Fee: 30,000

632.51 Average per unit per year

52.71 Average per unit per month

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

TOTAL OPERATING EXPENSES 141,231

Average per unit 2,769.24

Total OE Required 2,769

Replacement Reserve (RR) 15,300

Proposed average RR/unit amount: 300

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	51 units x \$350 =	17,850
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	51	17,850

TOTAL ANNUAL EXPENSES 156,531

V. APPLICANT COMMENTS AND CLARIFICATIONS

RENTS: Pro forma rents are at or below CRCU (Conventional Rents for Comparable Units), providing a slight market LIHTC advantage. The project will continue to receive 72% PBRA and has budgeted PRA (Private Rental Assistance) to mitigate any negative impact to existing tenants as a result of the rehab.
 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 Arrowhead Apartments, Hawkinsville, Pulaski County

I. OPERATING ASSUMPTIONS

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

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

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

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 12.08%

Expense Growth Rate (3.00%) Yes --> If Yes, indicate Yr 1 Mgt Fee Amt: 30,000

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	264,240	269,525	274,915	280,414	286,022	291,742	297,577	303,529	309,599	315,791
Ancillary Income	2,906	2,965	3,024	3,084	3,146	3,209	3,273	3,339	3,405	3,473
Vacancy	(18,700)	(19,074)	(19,456)	(19,845)	(20,242)	(20,647)	(21,060)	(21,481)	(21,910)	(22,349)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(111,231)	(114,568)	(118,005)	(121,545)	(125,191)	(128,947)	(132,816)	(136,800)	(140,904)	(145,131)
Property Mgmt	(30,000)	(30,900)	(31,827)	(32,782)	(33,765)	(34,778)	(35,822)	(36,896)	(38,003)	(39,143)
Reserves	(15,300)	(15,759)	(16,232)	(16,719)	(17,220)	(17,737)	(18,269)	(18,817)	(19,382)	(19,963)
NOI	91,915	92,188	92,420	92,607	92,749	92,843	92,884	92,873	92,806	92,679
Mortgage A	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	18,978	19,251	19,483	19,670	19,812	19,905	19,947	19,936	19,869	19,742
DCR Mortgage A	1.26	1.26	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.26	1.26	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27
Oper Exp Coverage Ratio	1.59	1.57	1.56	1.54	1.53	1.51	1.50	1.48	1.47	1.45
Mortgage A Balance	1,339,650	1,326,733	1,313,223	1,299,092	1,284,311	1,268,852	1,252,682	1,235,770	1,218,081	1,199,579
Mortgage B Balance	678,729	685,547	692,434	699,390	706,416	713,513	720,681	727,921	735,233	742,620
Mortgage C Balance										
Other Source Balance										

Year	11	12	13	14	15	16	17	18	19	20
Revenues	322,107	328,549	335,120	341,823	348,659	355,632	362,745	370,000	377,400	384,948
Ancillary Income	3,543	3,614	3,686	3,760	3,835	3,912	3,990	4,070	4,151	4,234
Vacancy	(22,796)	(23,251)	(23,716)	(24,191)	(24,675)	(25,168)	(25,671)	(26,185)	(26,709)	(27,243)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.08%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	30,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Expenses less Mgt Fee	(149,485)	(153,970)	(158,589)	(163,346)	(168,247)	(173,294)	(178,493)	(183,848)	(189,363)	(195,044)
Property Mgmt	(40,317)	(41,527)	(42,773)	(44,056)	(45,378)	(46,739)	(48,141)	(49,585)	(51,073)	(52,605)
Reserves	(20,562)	(21,179)	(21,814)	(22,469)	(23,143)	(23,837)	(24,552)	(25,289)	(26,047)	(26,829)
NOI	92,490	92,236	91,914	91,521	91,052	90,506	89,877	89,163	88,359	87,461
Mortgage A	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	19,553	19,299	18,977	18,584	18,115	17,569	16,940	16,226	15,422	14,524
DCR Mortgage A	1.27	1.26	1.26	1.25	1.25	1.24	1.23	1.22	1.21	1.20
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.27	1.26	1.26	1.25	1.25	1.24	1.23	1.22	1.21	1.20
Oper Exp Coverage Ratio	1.44	1.43	1.41	1.40	1.38	1.37	1.36	1.34	1.33	1.32
Mortgage A Balance	1,180,227	1,159,986	1,138,815	1,116,672	1,093,511	1,069,286	1,043,949	1,017,447	989,728	960,736
Mortgage B Balance	750,080	757,615	765,226	772,914	780,678	788,521	796,442	804,443	812,525	820,687
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	392,647	400,500	408,510	416,680	425,013	433,514	442,184	451,028	460,048	469,249
Ancillary Income	4,319	4,405	4,493	4,583	4,675	4,768	4,864	4,961	5,060	5,161
Vacancy	(27,788)	(28,343)	(28,910)	(29,488)	(30,078)	(30,680)	(31,293)	(31,919)	(32,558)	(33,209)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(200,896)	(206,922)	(213,130)	(219,524)	(226,110)	(232,893)	(239,880)	(247,076)	(254,488)	(262,123)
Property Mgmt	(54,183)	(55,809)	(57,483)	(59,208)	(60,984)	(62,813)	(64,698)	(66,639)	(68,638)	(70,697)
Reserves	(27,634)	(28,463)	(29,316)	(30,196)	(31,102)	(32,035)	(32,996)	(33,986)	(35,005)	(36,055)
NOI	86,466	85,368	84,163	82,847	81,415	79,862	78,181	76,369	74,419	72,326
Mortgage A	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)
Mortgage B	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.08%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	30,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(3,555)	(4,653)	(5,858)	(7,174)	(8,606)	(10,159)	(11,840)	(13,652)	(15,602)	(17,695)
DCR Mortgage A	1.19	1.17	1.15	1.14	1.12	1.09	1.07	1.05	1.02	0.99
DCR Mortgage B	0.79	0.73	0.66	0.58	0.50	0.41	0.31	0.20	0.09	(0.04)
DCR Mortgage C										
DCR Other Source										
Total DCR	0.96	0.95	0.93	0.92	0.90	0.89	0.87	0.85	0.83	0.80
Oper Exp Coverage Ratio	1.31	1.29	1.28	1.27	1.26	1.24	1.23	1.22	1.21	1.20
Mortgage A Balance	930,412	898,694	865,520	830,821	794,528	756,569	716,865	675,337	631,902	586,471
Mortgage B Balance	811,770	802,762	793,665	784,476	775,194	765,819	756,350	746,786	737,126	727,369
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	478,634	488,207	497,971	507,930	518,089
Ancillary Income	5,265	5,370	5,477	5,587	5,699
Vacancy	(33,873)	(34,550)	(35,241)	(35,946)	(36,665)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(269,987)	(278,086)	(286,429)	(295,022)	(303,873)
Property Mgmt	(72,818)	(75,002)	(77,252)	(79,570)	(81,957)
Reserves	(37,137)	(38,251)	(39,399)	(40,581)	(41,798)
NOI	70,084	67,687	65,127	62,398	59,495
Mortgage A	(72,937)	(72,937)	(72,937)	(72,937)	(72,937)
Mortgage B	(17,084)	(17,084)	(17,084)	(17,084)	(17,084)
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(19,937)	(22,334)	(24,894)	(27,622)	(30,526)
DCR Mortgage A	0.96	0.93	0.89	0.86	0.82

PART SEVEN - OPERATING PRO FORMA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.08%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	30,000
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

DCR Mortgage B	(0.17)	(0.31)	(0.46)	(0.62)	(0.79)
DCR Mortgage C					
DCR Other Source					
Total DCR	0.78	0.75	0.72	0.69	0.66
Oper Exp Coverage Ratio	1.18	1.17	1.16	1.15	1.14
Mortgage A Balance	538,953	489,252	437,268	382,895	326,025
Mortgage B Balance	717,514	707,560	697,506	687,351	677,093
Mortgage C Balance					
Other Source Balance					

III. Applicant Comments & Clarifications

IV. DCA Comments

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

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

Vacancy has been underwritten to 7%.

The asset management fee amount will be determined based upon final approval by USDA of the amount of cash flow that can be distributed as Return to Owner. The fee will be paid by the partnership to the investor out of the approved Return to Owner amount annually.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

1.)

2.)

3.)

4.)

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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? **Yes**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type	Nbr Units	Unit Cost Limit total by Unit Type
Detached/Se Efficiency	0	0	0	0
mi-Detached 1 BR	1	0	0	0

MSA for Cost Limit
purpose:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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>	
Row House	Efficiency	0	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0
	1 BR	1	30	144,909 x 30 units =	4,347,270	0	159,399 x 0 units =	0
	2 BR	2	21	176,506 x 21 units =	3,706,626	0	194,156 x 0 units =	0
	3 BR	3	0	217,443 x 0 units =	0	0	239,187 x 0 units =	0
	4 BR	4	0	258,414 x 0 units =	0	0	284,255 x 0 units =	0
<i>Subtotal</i>		<i>51</i>		<i>8,053,896</i>	<i>0</i>	<i>0</i>		<i>0</i>
Walkup	Efficiency	0	0	91,210 x 0 units =	0	0	100,331 x 0 units =	0
	1 BR	1	0	125,895 x 0 units =	0	0	138,484 x 0 units =	0
	2 BR	2	0	159,553 x 0 units =	0	0	175,508 x 0 units =	0
	3 BR	3	0	208,108 x 0 units =	0	0	228,918 x 0 units =	0
	4 BR	4	0	259,274 x 0 units =	0	0	285,201 x 0 units =	0
<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
Elevator	Efficiency	0	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0	0	147,145 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0	0	189,186 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0	0	252,249 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0
<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type		51		8,053,896	0	0		0

purposes:

Valdosta

Tot Development Costs:

3,786,285

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

8,053,896

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 **6 months**
- C. Overall Market Occupancy Rate **100.00%**

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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. **100.00%**

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

Project Nbr	Project Name
1	2016-020 Taylor Village
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 market analysts conclusion that a market will exist for the 51 units following renovations. The Hawkinsville Site PMA is rural in nature and offers a very limited supply of conventional rental product. Five of six properties surveyed are affordable and at 100% occupancy further illustrating the demand for continued affordable housing.

5.d. The subject's capture rate in the LIHTC only scenario exceeds 100.0% and thus exceeds the GDCA threshold of 35% for projects in rural markets. While this would suggest that there is insufficient support in this market for the subject project under this scenario, it must be reiterated that the subject project is an existing property which is currently 100.0% occupied. As such, a sufficient base of support clearly exists within the market for the subject project, assuming RA is retained, despite the subject's overall capture rate in excess of 100.0% when considering the unlikely scenario that it is not retained. It is also important to note that the preceding demand estimates effectively only consider income-qualified renter households based on new renter growth and those which are existing but rent overburdened and/or living in substandard housing. When considering that the subject project is an existing property which does not need to rely on support from new renter growth, a larger base of potential support for the subject project is believed to exist within the market than that reflected by our demand estimates. Effectively, however, the subject project will have a capture rate of 30.8% for the 12 non-RA units which would need to be re-rented post renovations due to current tenants no longer income-qualifying to reside at the property under the Tax Credit program. This is considered an achievable capture rate within the Hawkinsville Site PMA, especially when considering the lack of non-subsidized family-oriented LIHTC product in the market. Regardless, RA will be retained and the developer will provide a Private Rental Assistance (PRA) subsidy which will prevent a rentincrease on all current unassisted tenants. Thus, most, if not all, current tenants are expected to remain post renovations.

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

DCA's Comments:

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

Appraiser's Name: **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)

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.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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:

--

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	
-----	--

1) If "Yes", name of company that prepared the noise assessment?

1)

Geotechnical & Environmental Consultants, Inc.	
--	--

2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:

2)

<65 dB	
--------	--

3) If "Yes", what are the contributing factors in decreasing order of magnitude?

No Applicable Road Sources (<65 dB), No Applicable Rail Sources (<65 dB), Hawkinsville Pulaski County Airport 3.05 miles East (<55dB)

D. Is the subject property located in a:

D.

--	--

1) Brownfield?

1)

No	
----	--

2) 100 year flood plain / floodway?

2)

No	
----	--

If "Yes":

a) Percentage of site that is within a floodplain:

a)

--	--

b) Will any development occur in the floodplain?

b)

--	--

c) Is documentation provided as per Threshold criteria?

c)

--	--

3) Wetlands?

3)

No	
----	--

If "Yes":

a) Enter the percentage of the site that is a wetlands:

a)

--	--

b) Will any development occur in the wetlands?

b)

--	--

c) Is documentation provided as per Threshold criteria?

c)

--	--

4) State Waters/Streams/Buffers and Setbacks area?

4)

No	
----	--

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

1) Lead-based paint?

No	
----	--

5) Endangered species?

No	
----	--

9) Mold?

No	
----	--

2) Noise?

No	
----	--

6) Historic designation?

No	
----	--

10) PCB's?

No	
----	--

3) Water leaks?

No	
----	--

7) Vapor intrusion?

No	
----	--

11) Radon?

Yes	
-----	--

4) Lead in water?

Yes	
-----	--

8) Asbestos-containing materials?

Yes	
-----	--

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?

1)

--	--

2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?

2)

--	--

3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

3)

--	--

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

G.

N/A	
-----	--

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

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

H.

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

I. List all contiguous Census Tracts:

I.

--	--

J. Is Contract Addendum included in Application?

J.

--	--

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 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**

A. **Yes**

C. Name of Entity with site control:

C. **Hawkinsville Ltd, L.P.**

<<Select>>

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

D. **Yes**

Threshold Justification per Applicant

8D. The General Partner of Hawkinsville Ltd. L.P. (the Transferor) is Hallmark Group Services of Georgia LLC, of which Martin H. Perersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Arrowhead, LLC (the Transferee).

DCA's Comments:

9 SITE ACCESS

A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the electronic application binder?

B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?

C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the development budget provided in the core application?

D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?

A. **Yes**

B. **No**

C. **No**

D. **No**

Threshold Justification per Applicant

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

DCA's Comments:

10 SITE ZONING

A. Is Zoning in place at the time of this application submission?

B. Does zoning of the development site conform to the site development plan?

C. Is the zoning confirmed, in writing, by the authorized Local Government official?

If "Yes":

1) Is this written confirmation included in the Application?

2) Does the letter include the zoning *and* land use classification of the property?

3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?

4) Is the letter accompanied by all conditions of these zoning and land use classifications?

5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?

D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?

E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Pass?

A. **Yes**

B. **Yes**

C. **Yes**

1) **Yes**

2) **Yes**

3) **Yes**

4) **Yes**

5) **N/Ap**

D. **No**

E. **Yes**

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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.

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:
 Threshold Justification per Applicant

1) Gas	N/A
2) Electric	Middle Georgia Electric Membership Corporation

1)	
2)	Yes

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

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

Pass?

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

A1)	No
2)	No

B. Check all that are available to the site and enter provider name:
 Threshold Justification per Applicant

1) Public water	City of Hawkinsville
2) Public sewer	City of Hawkinsville

B1)	Yes
2)	Yes

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):

A. Yes Disagree

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

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

B. Agree

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

Additional Amenities (describe in space provided below)	Guidebook Met? DCA Pre-approved?	Additional Amenities (describe below)	Guidebook Met? DCA Pre-approved?
1) Pavilion		3) N/A	
2) Playground		4) N/A	

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

C. Disagree

- 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

1)	Yes
2)	Yes
3)	No
4)	Yes
5)	Yes
6a)	Yes
6b)	No

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

D. N/A

- 1) Elevators are installed for access to all units above the ground floor.

1)	
----	--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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) 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?

2)		
3a)		
3b)		

Threshold Justification per Applicant

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

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B. **January 19, 2017**

Name of consultant preparing PNA:

Troy Tatum-EMG

Is 20-year replacement reserve study included?

Yes

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

C. **Yes**

Name of qualified BPI Building Analyst or equivalent professional:

Jack Wynn-Southern Home Energy Solutions LLC

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

D. **Yes**

1) **Yes**

2) **No**

3) **No**

4) **Yes**

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

E. **Disagree**

Threshold Justification per Applicant

14 A - Note: this project is a Minor Rehab (not a substantial-gut rehab or a historic preservation). Majority of the proposed renovation consists of like-and-kind replacement, similar to a maintenance changout of existing items, with the exception of accessibility criteria.
 14 D.2 - DCA granted waivers on some threshold requirements (See Waiver Approvals from DCA)
 14 E - Applicant agrees to abide by all state and local building codes, all health and safety codes and requirements, but DCA granted waivers on several architectural requirements (See Waiver Approvals from DCA).

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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

A. **Yes**

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

Yes

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

B. **Yes**

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

C. **Yes**

Site Map delineates the approximate location point of each photo?

Yes

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

D. **Yes**

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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.

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

Pass?	
A.	Agree
B.	Agree

Threshold Justification per Applicant

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

Pass?

- 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?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- 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?

Minimum Required:
Nbr of Units Equipped: Nbr of Units Percentage

1) a. Mobility Impaired	3	3	5%
1) b. Roll-In Showers	2	2	40%
2) Sight / Hearing Impaired	2	2	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **E&A Team**

- 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.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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.

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.

Yes	

Threshold Justification per Applicant

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

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

DCA's Comments:

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Pass?

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

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

Yes	
No	

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

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

A.

Yes	
-----	--

B. Standard Design Options for All Projects

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

2) N/A

C.

No	
No	

Threshold Justification per Applicant

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 us included in Tab 19.

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

Pass?

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

A.	Yes	
B.	No	
C.	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 non-profit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

Threshold Justification per Applicant

N/A - Applicant is a for profit entity.

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

Pass?

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

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility

A.	Yes	
B.	No	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski 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. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe):

C.	No	
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.	Yes
B1)	Yes
2)	No
3)	Yes
C.	Yes

- 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	6		5) Number of Displaced Tenants	2	
3) Number of Vacancies	4				

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.

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

Threshold Justification per Applicant

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

[Empty box for DCA Use]

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

DCA's Comments:

[Empty box for DCA's Comments]

26 OPTIMAL UTILIZATION OF RESOURCES

Pass? [Empty box]

Threshold Justification per Applicant

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

DCA's Comments:

[Empty box for DCA's Comments]

PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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

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

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

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

TOTALS:

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents** Number: 0
- 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
		0		0		0
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 Arrowhead Apartments, Hawkinsville, Pulaski 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.

				TOTALS:	92	20	20
12	12	12	12				

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3

0	0
---	---

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **50**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

2

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

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

0.00%	0.00%
0	0

3

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

Points awarded in Sect VII:

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

13

0	0
---	---

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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

12

A.		
----	--	--

B. Bonus Desirable

(1 pt - see QAP)

1

B.		
----	--	--

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

various

C.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6

0	0
---	---

Evaluation Criteria

Competitive Pool chosen: N/A - 4% Bond

Applicant Agrees? DCA Agrees?

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

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Score Value	Self Score	DCA Score
TOTALS:	92	
	20	20

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

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

Score	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
C.	

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

<Select a Sust Devlpmt Certification>

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

Competitive Pool chosen:

N/A - 4% Bond

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

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

X For Rehab developments - required Energy Audit Report submitted per current QAP?

Date of Audit		Date of Report	
---------------	--	----------------	--

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 Arrowhead Apartments, Hawkinsville, Pulaski County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	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?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

	Yes/No	Yes/No
1.		
2.		
3.		

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

C. Exceptional Sustainable Building Certification

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

	Yes/No	Yes/No
1.		

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

1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.
3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

	0	0
1.		
2.		
3.		

Scoring Justification per Applicant

[Empty text box for Scoring Justification per Applicant]

DCA's Comments:

[Empty text box for DCA's Comments]

7. STABLE COMMUNITIES

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

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

A Census Tract Demographics

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

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

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

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

2. Less than **< Select >** below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation: **<Select>**
4. (Flexible Pool) Project is **NOT** located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but **IS** located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

--	--	--

C. Georgia Department of Public Health Stable Communities

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

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

D. Mixed-Income Developments in Stable Communities Market units: **0** Total Units: **51** Mkt Pct of Total: **0.00%**

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

DCA's Comments:

[Empty text box for DCA's Comments]

8. TRANSFORMATIONAL COMMUNITIES

(choose A or B)

10		
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PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

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

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

--

A. Community Revitalization

2 **A.**

--	--

 Yes/No Yes/No

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
 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.
- 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	1.		
1	2.		

Project is in a QCT? **No** Census Tract Number: **9502.000** Eligible Basis Adjustment: **<<Select>>**

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

Entity Name			Website		
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.

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.

[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.

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

4

2.

a) Public and Private Engagement

Tenancy:

Family

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

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

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

Date of Public Meeting 2 (optional) between Partnrs		
Date(s) of publication of meeting notice		

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

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

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

Yes/No	Yes/No
 - ii. Public Meetings

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

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

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

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

C. Community Investment

1. Community Improvement Fund

Amount / Balance

Family

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

Direct Line	
Direct Line	

Bank Name
Account Name
Bank Website
Contact Email

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

2. Long-term Ground Lease

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

1 2.

3. Third-Party Capital Investment

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

2 3.

Unrelated Third-Party Name
Unrelated Third-Party Type

Improvement Completion Date

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

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

 miles

Description of Investment or Funding Mechanism
Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a **Percent of TDC:**

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

Total Development Costs (TDC):
3,786,285

D. Community Designations

(Choose only one.)

10 D.

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PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
		20

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

Scoring Justification per Applicant

DCA's Comments:

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

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

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

A.		
----	--	--

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

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

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

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

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

C. Previous Projects (Rural Pool) (choose 1 or 3) **4**

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

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

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

Scoring Justification per Applicant

DCA's Comments:

10. MARKET CHARACTERISTICS **2**

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

For DCA determination:

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

	Yes/No	Yes/No
A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

1	0	0
1	A.	
1	B.	

12. EXCEPTIONAL NON-PROFIT

0

3

Nonprofit Setaside selection from Project Information tab:

No

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

51

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, Jr.	Developmt Consult	Greystone Affordable Development	0.0000%	Tanya Eastwood
State LP	Boston Financial Investment Manage	0.0000%	Thomas G. Paramore, Jr.				

Scoring Justification per Applicant

DCA's Comments:

14. DCA COMMUNITY INITIATIVES

2

A. Georgia Initiative for Community Housing (GICH)

1

0	0

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Score Value	Self Score	DCA Score
	20	20

TOTALS:

92

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

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

< Select applicable GICH >

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

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

City: **Hawkinsville** County: **Pulaski** QCT? **No** Census Tract #: **9502.000**

Scoring Justification per Applicant

DCA's Comments:

B.		
----	--	--

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

3,786,285
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

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PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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

TOTALS: 92

20	20
----	----

Is the applicant claiming these points?

Selection Criteria

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

Ranking Pts	Value	Range	Ranking Pts
1.		0 - 10	
2.		0 - 10	
3.		0 - 5	
4.		0 - 5	
5.		0 - 5	
6.		0 - 5	
Total:	0	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
50
5
30

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 0.0%

2.		
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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

51

% 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

51

% of Total

0.00%

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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

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

Score Value

Self Score	DCA Score
------------	-----------

TOTALS:

92

20	20
-----------	-----------

3

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

Agree or Y/N Agree or Y/N

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.

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

	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

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

PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

d)

C. Healthy Activity Initiative

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

1. The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
- | | | | |
|--|----------------------|---|----------------------------|
| a) Be well illuminated? | <input type="text"/> | f) Provide trash receptacles? | <input type="text"/> |
| b) Contain an asphalt or concrete surface? | <input type="text"/> | g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook? | <input type="text"/> |
| c) Include benches or sitting areas throughout course of trail? | <input type="text"/> | | |
| d) Provide distance signage? | <input type="text"/> | | |
| e) Provide 1 piece of fitness equipment per every 1/8 mile of trail? | <input type="text"/> | Length of Trail <input type="text"/> | <input type="text"/> miles |
2. The monthly educational information will be provided free of charge to the residents on related events?
- Scoring Justification per Applicant*

DCA's Comments:

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?

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy: Family

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

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

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

PART NINE - SCORING CRITERIA - 2017-0 Arrowhead Apartments, Hawkinsville, Pulaski County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

OR B. Exceed the minimum jobs threshold by 50%

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

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:
 Total Nbr of Jobs w/in the 2-mile radius:
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Hawkinsville
Project County	Pulaski
HUD SA	Pulaski Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10	10	10

Base Score
 Deductions
 Additions

Scoring Justification per Applicant

DCA's Comments:

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

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS	20
--	-----------

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 Arrowhead Apartments, Hawkinsville, Pulaski County

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**Score
Value**

Self Score	DCA Score
-----------------------	----------------------

TOTALS:

92

20

20

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

Arrowhead Apartments
Hawkinsville, Pulaski 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

Arrowhead Apartments
Hawkinsville, Pulaski County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Arrowhead Apartments
Hawkinsville, Pulaski County

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

Scoring Section 16 - Innovative Project Concept Narrative

Arrowhead Apartments
Hawkinsville, Pulaski 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	950,000
		Per Project	Rural Pool	850,000
HOME	HOME	Per Project	Extraordinary Circumstances Waiver	1,200,000
		Per Owner Per Round		1,800,000
		Per Owner Per Round (% of HOME funds available)		2,000,000
HUD PH Office of Capital Improvements - Total Development Costs		Per Unit (Avg)		2%

MSA	Type	Unit TDC Limit by Bedroom Size				Historic / CTO	MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3+				0	1	2	3+	
Albany	Detached/Ser	120,264	157,510	191,153	233,904	275,297	Albany	Detached/Ser	132,290	173,261	210,268	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	299,707
Albany	Walkup	93,491	129,889	163,689	213,583	266,118	Albany	Walkup	102,840	141,997	180,024	234,941	292,729
Athens	Detached/Ser	124,002	162,814	197,155	241,296	284,013	Athens	Detached/Ser	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	100,476	140,647	180,857	241,143	301,429	Athens	Elevator	110,523	154,733	198,942	265,257	331,571
Athens	Row House	116,248	152,579	185,753	228,661	271,655	Athens	Row House	127,872	167,836	204,328	251,527	298,820
Athens	Walkup	96,302	132,960	168,552	219,940	274,032	Athens	Walkup	105,922	146,256	185,407	241,934	301,435
Atlanta	Detached/Ser	139,407	182,430	223,255	270,488	319,270	Atlanta	Detached/Ser	153,347	200,673	243,380	297,536	350,997
Atlanta	Elevator	112,784	157,897	203,010	270,881	338,351	Atlanta	Elevator	124,062	173,686	223,311	297,749	372,186
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763	Atlanta	Row House	144,024	188,823	229,671	282,345	335,239
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346	Atlanta	Walkup	119,754	165,416	209,797	273,962	341,380
Augusta	Detached/Ser	128,534	167,884	203,317	248,031	291,464	Augusta	Detached/Ser	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	109,639	145,157	186,628	248,849	311,850	Augusta	Elevator	114,051	159,972	205,293	273,724	342,155
Augusta	Row House	121,141	158,487	192,445	235,984	279,881	Augusta	Row House	133,255	174,335	211,689	259,582	307,869
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094	Augusta	Walkup	111,567	154,240	195,796	256,031	319,103
Chattanooga	Detached/Ser	133,109	174,341	211,588	258,924	304,750	Chattanooga	Detached/Ser	146,419	191,775	232,746	284,816	335,225
Chattanooga	Elevator	107,835	150,968	194,102	256,803	311,604	Chattanooga	Elevator	118,178	166,064	210,514	273,512	335,854
Chattanooga	Row House	124,813	163,799	199,390	245,408	291,530	Chattanooga	Row House	137,294	180,178	219,329	269,948	320,483
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/Ser	121,194	158,615	192,390	235,232	276,796	Columbus	Detached/Ser	133,313	174,476	211,629	258,755	304,475
Columbus	Elevator	98,167	137,294	176,521	235,361	294,201	Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	113,890	149,219	181,518	231,185	285,013	Columbus	Row House	125,180	164,160	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/Ser	122,484	160,449	194,750	238,357	280,557	Macon	Detached/Ser	134,732	176,493	214,225	262,192	308,612
Macon	Elevator	99,250	138,950	178,650	238,200	297,750	Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	114,828	150,739	183,480	225,870	275,064	Macon	Row House	126,302	165,779	201,828	248,457	295,177
Macon	Walkup	95,112	131,315	166,465	217,213	270,434	Macon	Walkup	104,629	144,466	183,111	238,924	291,497
Savannah	Detached/Ser	128,669	168,442	204,394	250,016	294,230	Savannah	Detached/Ser	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	104,177	145,848	181,579	230,025	283,532	Savannah	Elevator	114,594	160,432	206,270	275,027	343,785
Savannah	Row House	120,734	158,379	192,727	237,087	281,584	Savannah	Row House	132,807	174,216	211,999	260,795	309,742
Savannah	Walkup	100,204	138,379	175,464	229,044	285,982	Savannah	Walkup	110,224	152,216	193,010	251,948	313,931
Valdosta	Detached/Ser	117,818	154,420	187,511	229,637	270,341	Valdosta	Detached/Ser	129,599	169,862	206,262	252,600	297,375
Valdosta	Elevator	95,549	133,749	171,988	229,318	286,647	Valdosta	Elevator	105,103	147,145	189,186	252,249	315,311
Valdosta	Row House	110,334	144,909	176,506	217,443	258,414	Valdosta	Row House	121,367	159,399	194,156	239,187	284,255
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274	Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

HOME 271(6)(3) Unit Subsidy Limits

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

Minimum	Maximum
1,000	0

Maximum is project-specific

Category	Specification	Scale	Minimum	Maximum		
Annual Operating Expenses	Urban	City of Atlanta	Per Unit	4,500	n/a	
		Other MSA	Per Unit	4,000	n/a	
		Rural	MSA	Per Unit	3,500	n/a
		Non-MSA without USDA Financing	Per Unit	3,000	n/a	
Replacement Reserve Pymt	Rehab	Non-MSA with USDA Financing	Per Unit	3,000	n/a	
		New	Per Unit	350	n/a	
Development Costs	Rehab	Single Family and Duplex	Per Unit	250	n/a	
		Historic Rehab	Per Unit	420	n/a	
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	Per Project	6,500		
		Per Project - Nonprofit	Per Project	5,500		
Hard Costs	Tax Credit Letter of Determination Fee	Per Project - For Profit or Joint Venture	Per Project	5,000		
		Per Project - Nonprofit	Per Project	1,000		
Construction Contingency	DCA HOME Consent Loan Pre-Application Fee	Per Project - For Profit or Joint Venture	Per Project	500		
		Per Project - Nonprofit	Per Project	25,000	see LDC	
Builder Profit	DCA HOME Consent Loan Pre-Application Fee	Avg Per Dwelling unit/hard costs - not including community bldgs and common areas.	Per Unit	N/A	5%	
		LESSER OF % of Construction Hard Costs	Per Unit	N/A	500,000	
Builder's Overhead	Rehab	OR Dollar amount	Per Unit	N/A	7%	
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Fees)	Per Unit	N/A	500,000	
Professional Services	Rehab	% of (Construction Hard Costs, exclusive of Contingency and Contractor Fees)	Per Unit	n/a	6%	
		% of (Construction Hard Costs, exclusive of Contingency and Contractor Fees)	Per Unit	n/a	2%	
DCA-Related Costs	Green Building Consulting Fee	% of (Construction Hard Costs, exclusive of Contingency and Contractor Fees)	Per Unit	n/a	6%	
		LHTC Allocation Fee	Per Unit	n/a	20,000	
Developer's Fee	4% LHTC IRS Form 8609 Fee	Percent of Credit Request	Per Unit	8%		
		HOME Front-End Analysis Fee	Per Unit	8%		
Identity of Interest	HOME Front-End Analysis Fee	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	Per Unit	3,000		
		Compliance Monitoring Fee	Per Unit	1,500		
Operating Deficit Reserve	LHTC Allocation Fee	Per Unit	800	n/a		
		Per Dwelling	Per Unit	400	n/a	
Revenue Growth Rate	LHTC Allocation Fee	Per Dwelling	Per Unit	1500	n/a	
		Per Unit	Per Unit	750	n/a	
VAC Loss Rate (Non-PBR/USDA)	LHTC Allocation Fee	Per Unit	Per Unit	75		
		Per Unit	Per Unit	1,800,000		
VAC Loss Rate (PBR/USDA)	LHTC Allocation Fee	Per Unit	Per Unit	2,500,000		
		Per Unit	Per Unit	Maximum Waiver Amount for 4% bond applications		
Operating Expense Growth Rate	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		
Replacement Reserve Annual Payment Growth Rate	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		
Operating Reserve Annual Payment Growth Rate	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		
Safes	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		
Pools	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		
Unit Accessibility	LHTC Allocation Fee	Per Unit	Per Unit	15%		
		Per Unit	Per Unit	15%		

DCA UTILITY ALLOWANCES
Effective 1/1/2017

Unit Type	Use	Appliance 1)	NORTHERN Region				SOUTHERN Region				
			0 BR	1 BR	2 BR	3 BR	0 BR	1 BR	2 BR	3 BR	4 BR
Larger Apartment Building (5+ Units)	Heating	Natural Gas	6	8	10	12	16	8	11	14	14
		Electric	22	30	37	46	56	17	26	30	39
	Apartment Building (5+ Units)	Electric	9	13	17	20	26	6	11	13	20
			4	5	6	9	11	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5
			7	11	13	15	20	11	13	17	22
	Other Electric	Electric	15	21	27	33	42	15	21	27	33
			5	6	9	12	14	8	10	13	16
	Hot Water	Natural Gas	13	4	8	8	8	3	8	8	8
			11	15	22	26	30	11	15	22	26
Water	Electric	9	14	19	24	28	9	14	18	23	
		11	20	28	33	42	11	22	31	35	
Sewer	Electric	18	21	25	31	37	19	20	25	30	
		15	15	15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	11	11	
		13	13	13	13	13	13	13	13	13	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	7	10	12	16	20	6	8	10	12
		Electric	23	25	31	40	50	21	29	34	43
Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	
		7	9	12	14	19	10	12	17	21	
Other Electric	Electric	15	21	27	33	42	15	21	27	33	

Assumed Family Size Adjustments

# Bedrooms	Adj. BES
0	0.7
1	0.75
2	0.9
3	1.04
4	1.16
5	1.28

	Ap Cond.	Electric	5	6	9	28	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	8	7	8	8	9	8	9	9
	Propane	Electric	10	14	21	25	29	10	14	21	25	29
	Water	Electric	9	14	19	24	28	9	14	18	23	28
	Sewer	Electric	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
Single Family Home	Heating	Natural Gas	8	12	16	19	24	7	9	12	15	18
	Propane	Electric	10	13	16	20	24	8	11	14	17	21
	Electric Heat	Electric	14	20	26	31	39	10	14	18	22	28
	Electric Heat	Electric	9	14	16	18	24	4	6	7	8	11
	Cooking	Natural Gas	2	3	3	4	5	3	4	5	4	4
	Propane	Electric	7	11	13	15	20	11	13	17	22	26
	Electric	Electric	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	13	13	13	13	13	13	13	13	13	13
	Ap 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	11	15	23	28	35	11	15	22	26	30	
Water	Electric	9	14	19	24	28	9	14	18	23	28	
Sewer	Electric	17	20	23	28	34	17	18	22	27	32	
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	
Single Family Attached	Heating	Natural Gas	8	11	14	17	22	6	9	11	13	17
	Propane	Electric	28	39	50	63	72	22	30	37	46	56
	Electric Heat	Electric	13	18	23	28	35	13	18	23	28	
	Electric Heat	Electric	4	5	6	9	11	2	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
	Propane	Electric	7	11	13	15	20	11	13	17	22	26
	Electric	Electric	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	32	42	15	21	27	33	42
	Ap Cond.	Electric	6	8	9	12	15	7	12	15	18	24
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
Propane	Electric	11	15	22	26	30	11	15	22	26	30	
Water	Electric	9	14	19	24	28	9	14	18	23	28	
Sewer	Electric	17	20	23	28	34	17	18	22	27	32	
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	

Area	AM	State	County Name	Utility Region	Non/Metropolitan SA	MSA?	FMR MSA	FMR MSA	DCA Rural	Tax Exempt	City	County	City/ct	Has LHTFC Project
Albany	41,700	AL	Applying	South	Applying Co.	Non-MSA	Applying Co.	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville	Has LHTFC Project
Applying Co.	45,800	AK	Albion	South	Albion Co.	Non-MSA	Albion Co.	N	Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth	Has LHTFC Project
Albion-Clarke Co.	56,100	AL	Albion	South	Albion Co.	Non-MSA	Albion Co.	N	Rural	Adairville Development Authority	Adairville	Barrow	Adairville	Has LHTFC Project
Albion Co.	35,400	AR	Albany	South	Albany	Non-MSA	Albany, GA 1	Y	Urban	Adairville Downtown Development Authority	Adel	Cook	Adrian	Has LHTFC Project
Atlanta Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Albany Dougherty Inner City Authority	Adrian	Johnson	Alamo	Has LHTFC Project
Augusta-Richm	59,000	GA	Banks	North	Banks Co.	Non-MSA	Banks Co.	N	Rural	Albany Downtown Development Authority	Alley	Montgomery	Albany	Has LHTFC Project
Bacon Co.	49,400	NC	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Arab Industrial Development Authority	Alma	Wheeler	Alma	Has LHTFC Project
Baldwin Co.	50,000	DE	Barlow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Arlington Housing Authority	Alphaha	Berrien	Alpharetta	Has LHTFC Project
Banks Co.	52,900	DC	Ben Hill	North	Banks Co.	Non-MSA	Ben Hill	N	Rural	Atlanta Dougherty Development Authority	Albany	Dougherty	Americus	Has LHTFC Project
Ben Hill Co.	36,200	FL	Ben Hill	South	Ben Hill Co.	Non-MSA	Ben Hill Co.	N	Rural	Atkinson County-Coffee County Joint Development Author	Aldora	Lamar	Araçao	Has LHTFC Project
Berrien Co.	43,700	GA	Bibb	North	Macon	Non-MSA	Macon, GA 1	Y	Urban	Atlanta Development Authority	Alenhurst	Liberty	Arlington	Has LHTFC Project
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Co.	N	Rural	Agusta, Georgia Landmark Authority	Altemont	Wilkinson	Ashtburn	Has LHTFC Project
Brunswick	49,700	GA	Brunswick	South	Brunswick, C	Non-MSA	Brunswick, C	N	Rural	Bacon County Development Authority	Alma	Ala	Athens	Has LHTFC Project
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, G1	Y	Urban	Banks/Habersham Counties Joint Development Authority	Alb	Habersham	Albany	Has LHTFC Project
Bulls Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, C	Y	Urban	Barrow Housing Authority	Alton	Montgomery	Atlanta	Has LHTFC Project
Cabhan Co.	40,600	GA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Co.	N	Rural	Barrow-Catawba-Joint Development Authority	Andersonville	Sumter	Bainbridge	Has LHTFC Project
Candler Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Ri	Y	Rural	Ben Hill-Train Area Joint Development Authority	Ambrose	Coffee	Austell	Has LHTFC Project
Candler Co.	43,600	KY	Burke	North	Burke Co.	MSA	Burke County	Y	Rural	Berrien County Development Authority	Americus	Sumter	Avondale Es	Has LHTFC Project
Charlan Co.	51,600	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Co.	N	Rural	Berrien County Development Authority	Andersonville	Fulton	Avondale	Has LHTFC Project
Chatahoo	61,300	ME	Candler	South	Candler Co.	Non-MSA	Candler Co.	N	Rural	Bowden Housing Authority	Appling	Columbia	Baldwin	Has LHTFC Project
Chatahoo Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Co.	N	Rural	Branly County Development Authority	Arabi	Crisp	Barnesville	Has LHTFC Project
City Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Bremen Housing Authority	Aragon	Folk	Blackshear	Has LHTFC Project
Clitch Co.	43,900	MI	Carters	North	Chatahoo	MSA	Chatahoo	Y	Rural	Brooks County Development Authority	Aracole	Jackson	Blairsville	Has LHTFC Project
Coffee Co.	43,100	MN	Charlan	South	Charlan Co.	Non-MSA	Charlan Co.	N	Rural	Brunswick and Glynn County Development Authority	Arville	Clich	Blakeley	Has LHTFC Project
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, C	Y	Urban	Bryan County-Pembroke County Joint Development Authority	Arlington	Calhoun	Bloomingsdal	Has LHTFC Project
Columbus	51,800	MO	Chattahoochee	North	Columbus, C	Non-MSA	Columbus, C	Y	Rural	Buys, Henry, Lamar and Spalding County Joint Development	Arnoldville	Oglethorpe	Blue Ridge	Has LHTFC Project
Colquitt Co.	44,900	MT	Chattahoochee	North	Chattahoo Co.	Non-MSA	Chattahoo C	N	Rural	Byron Development Authority	Ashburn	Turner	Bowman	Has LHTFC 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 LHTFC Project
Dalton	45,300	NV	Albion-Clarke Co.	South	Albion-Clarke Co.	Non-MSA	Albion-Clarke	Y	Urban	Albion	Jefferson	Fulton	Bremen	Has LHTFC Project
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County	N	Rural	Calhoun Downtown Development Authority	Atspicuga	Decatur	Buchanan	Has LHTFC Project
Dodge Co.	31,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Candler County Joint Development Authority	Albany	Barrow	Buena Vista	Has LHTFC Project
Dooly Co.	59,600	NM	Clitch	South	Clitch Co.	Non-MSA	Clitch County	N	Rural	Carroll County Development Authority	Augusta	Richmond	Buena Vista	Has LHTFC Project
Early Co.	41,800	NY	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Carroll County Development Authority	Carroll	Richmond	Carroll	Has LHTFC Project
Ebert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Co.	N	Rural	Carrollville Development Authority	Avikon	Stephens	Byron	Has LHTFC Project
Emmett Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Co.	N	Rural	Carrollville Downtown Development Authority	Avera	Jefferson	Caro	Has LHTFC Project
Evans Co.	47,400	OH	Carters	North	Augusta-Richmond Co.	MSA	Augusta-Ri	Y	Rural	Carters County Development Authority	Andersonville	Edgar	Carroll	Has LHTFC Project
Farmen Co.	41,100	OK	Cook	South	Cook Co.	Non-MSA	Cook County	N	Rural	Cedarburn Development Authority	Baconton	Michell	Camilla	Has LHTFC Project
Franklin Co.	47,900	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cedarburn Downtown Development Authority	Bainbridge	Decatur	Canton	Has LHTFC Project
Ganewell	53,000	PA	Madison	North	Madison Co.	Non-MSA	Madison Co.	N	Rural	Central Development Authority	Madison, GA 1	Fulton	Camilla	Has LHTFC Project
Gilmer Co.	45,800	RI	Crisp	North	Crisp Co.	Non-MSA	Crisp County	N	Rural	Central Savannah River Area Unified Development Author	Ball Ground	Cherokee	Cartersville	Has LHTFC Project
Glascock Co.	50,600	SC	Dade	North	Chattahoo	MSA	Chattahoo	Y	Urban	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring	Has LHTFC Project
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Chatham-Savannah Authority for the Homeless	Barlow	Jefferson	Cedarburn	Has LHTFC Project
Greene Co.	39,800	TX	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Chattahoo County Development Authority	Decatur	Thomas	Cedarburn	Has LHTFC Project
Greene Co.	52,300	TX	DeKalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cherokee County Development Authority	Bakley	Appling	Chatsworth	Has LHTFC Project
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge County	N	Rural	City of Alpharetta Development Authority	Bolivia	Evans	Chickamaug	Has LHTFC Project
Hancock Co.	36,700	VT	Dooly	South	Dooly County	Non-MSA	Dooly County	N	Rural	City of Barrow and County of Lamar Development Authority	Barrow	DeKalb	Clarkston	Has LHTFC Project
Harlan Co.	50,400	VA	Dougherty	South	Albany	Non-MSA	Albany, GA 1	Y	Urban	City of Cain Development Authority	Barkley Lake	Gwinnett	Claxton	Has LHTFC Project
Hart Co.	48,700	WA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Clayton Downtown Development Authority	Berlin	Colquitt	Clayton	Has LHTFC Project
Hart Co.	48,700	WA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Clayton Downtown Development Authority	Berlin	Colquitt	Clayton	Has LHTFC Project
Hart Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, G1	Y	Urban	City of Commerce Downtown Development Authority	Between	Walton	Cochran	Has LHTFC Project
Hart Co.	62,700	WY	Elberton	South	Savannah	MSA	Savannah, C	Y	Urban	City of Cumming Development Authority	Bibb City	Musconge	College Park	Has LHTFC Project
Jeff Davis Co.	43,700	NC	Ebert	North	Ebert Co.	Non-MSA	Ebert County	N	Rural	City of Dawson Development Authority	Bishop	Conroe	College Park	Has LHTFC Project
Jefferson Co.	35,700	OH	Emmanuel	South	Emmanuel Co.	Non-MSA	Emmanuel Co.	N	Rural	City of Dublin and County of Laurens Development Authority	Albany	Jefferson	Commerce	Has LHTFC Project
Jenkins Co.	36,400	NC	Evans	South	Evans Co.	Non-MSA	Evans County	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers	Has LHTFC Project
Johnston Co.	44,800	NC	Farmen	North	Farmen Co.	Non-MSA	Farmen County	N	Rural	City of Fayetteville Downtown Development Authority	Bainbridge	Union	Cody	Has LHTFC Project
Lamar Co.	51,100	NC	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Ben Hill County	Albany	Albany	Early	Conasa	Has LHTFC Project	
Laurens Co.	45,100	NC	Floyd	North	Rome	MSA	Rome, GA 1	Y	Urban	City of Stockbridge, Georgia Downtown Development Auth	Bloomingsdal	Chatham	Covington	Has LHTFC Project
Lincoln Co.	44,000	NC	Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Suwanee Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford	Has LHTFC Project
Long Co.	51,000	NC	Franklin	North	Franklin Co.	Non-MSA	Franklin Co.	N	Rural	City of Suwanee Hill Downtown Development Authority	Bulltown	Fulton	Crawford	Has LHTFC Project
Lumpkin Co.	58,300	NC	Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming	Has LHTFC Project
Madison Co.	48,100	NC	Gilmer	North	Gilmer Co.	Non-MSA	Gilmer County	N	Rural	City of Wilkesboro Development Authority	Bogart	Conroe	Cuthbert	Has LHTFC Project
Macon Co.	38,700	NC	Glascock	North	Glascock Co.	Non-MSA	Glascock Co.	N	Rural	City County Development Authority	Barnesville	Clayton	Dalhousie	Has LHTFC Project
Marietta Co.	44,700	NC	Brunswick	South	Brunswick	MSA	Brunswick, C	Y	Urban	Clitch County Development Authority	Thomas	Thomas	Dallas	Has LHTFC Project
Marietta Co.	44,700	NC	Brunswick	South	Brunswick	MSA	Brunswick, C	Y	Urban	Clitch County Development Authority	Thomas	Thomas	Dallas	Has LHTFC Project
Miller Co.	42,100	NC	Gordon	North	Gordon Co.	Non-MSA	Gordon Co.	N	Rural	Consolidated Housing Authority of Talbot County, Georgia	Bostwick	Morgan	Dalton	Has LHTFC Project
Michell Co.	42,600	NC	Grady	South	Grady Co.	Non-MSA	Grady County	N	Rural	Coweta County Development Authority	Bowden	Carroll	Darlene	Has LHTFC Project
Monroe Co.	59,000	NC	Monroe	North	Monroe Co.									

Talferro	North	Talferro Co.	Non-MSA	Talferro Cr	N	Rural	Development Authority of Morgan County	Concord	Pike	Lexington	Has LIHTC Project
Tallmad	South	Tallmad Co.	Non-MSA	Tallmad Cou	N	Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia	Has LIHTC Project
Talpak	North	Talpak Co.	Non-MSA	Taylor Cou	N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Project
Telfar	North	Telfar Co.	Non-MSA	Telfar Cou	N	Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville	Has LIHTC Project
Terrill	South	Albany	MSA	Albany, GA	Y	Rural	Development Authority of Pike County	Cordle	Crisp	Ludowici	Has LIHTC Project
Thomas	South	Thomas Co.	Non-MSA	Thomas Co	N	Rural	Development Authority of Polk County	Corral	Madison	Lula	Has LIHTC Project
Tift	North	Tift Co.	Non-MSA	Tift County	N	Rural	Development Authority of Rabun County	Corneia	Habersham	Lumber City	Has LIHTC Project
Toombs	South	Toombs Co.	Non-MSA	Toombs Co	N	Rural	Development Authority of Richmond County	County Club	Bulloch	Lyons	Has LIHTC Project
Tooms	North	Tooms Co.	Non-MSA	Tooms Cou	N	Rural	Development Authority of Rock County	Covington	Newton	Mableton	Has LIHTC Project
Traulsen	South	Traulsen Co.	Non-MSA	Traulsen 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 Donnan	Crawfordville	Talferro	Madison	Has LIHTC Project
Turner	South	Turner Co.	Non-MSA	Turner Cou	N	Rural	Development Authority of St. Marys	Creek Creek	Pulham	Manchester	Has LIHTC Project
Tutts	North	Tutts Co.	MSA	Macon, GA	Y	Rural	Development Authority of Talbot County	Calhoun	Monroe	Maricopa	Has LIHTC Project
Union	North	Union Co.	Non-MSA	Union Cou	N	Rural	Development Authority of Talbot County	Cumming	Forsyth	Marshallville	Has LIHTC Project
Upson	North	Upson Co.	Non-MSA	Upson Cou	N	Rural	Development Authority of the City of Americus	Cusseta	Chatham	Martinez	Has LIHTC Project
Walker	North	Chattahoochee	MSA	Chattahoochee	Y	Rural	Development Authority of the City of Dawson	Cuthbert	Madison	Maysville	Has LIHTC Project
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sanc	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	McDonough	Has LIHTC Project
Ware	South	Ware Co.	Non-MSA	Ware Cou	N	Rural	Development Authority of the City of Folsom and Charlton	Dahlhagen	Lumpkin	McDonough	Has LIHTC Project
Warren	North	Warren Co.	Non-MSA	Warren Cou	N	Rural	Development Authority of the City of Hiram	Dasher	Lawrence	Metter	Has LIHTC Project
Washington	North	Washington Co.	Non-MSA	Washington	N	Rural	Development Authority of the City of Jasper	Dallas	Paulding	McNiel	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 Co	N	Rural	Development Authority of the City of Marietta	Damascus	Early	Milken	Has LIHTC Project
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Co	N	Rural	Development Authority of the City of Milledgeville and Bar	Danielsville	Madison	Monroe	Has LIHTC Project
White	North	White Co.	Non-MSA	White Cou	N	Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie	Has LIHTC Project
Whitfield	North	Dalton	MSA	Dalton, GA	Y	Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon	Has LIHTC Project
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Cou	N	Rural	Development Authority of the City of Vienna	Davert	Washington	Nashville	Has LIHTC Project
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Cr	N	Rural	Development Authority of the United Government of Altha	Dawson	Terrel	Ocala	Has LIHTC Project
Worth	South	Albany	MSA	Albany, GA	Y	Rural	Development Authority of Union County	De Soto	Sumter	Omega	Has LIHTC Project
							Development Authority of Vidalia	Deering	McDuffie	Peachtree C	Has LIHTC Project
							Development Authority of Wilcox County	DeKalb	DeKalb	Pearson	Has LIHTC Project
							Development Authority of Warren County	DeKalb	DeKalb	Pelham	Has LIHTC Project
							Development Authority of Warren County	Deepstep	Washington	Pembroke	Has LIHTC Project
							Development Authority of Washington County	Demorest	Habersham	Peru	Has LIHTC Project
							Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountain	Has LIHTC Project
							Development Authority of White County	Dewey Rose	Ebert	Pooler	Has LIHTC Project
							Development Authority of Whitfield County	Dexter	Laurens	Powder Spring	Has LIHTC Project
							Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Project
							Downtown Athens Development Authority	Dock Junction	Ogden	Quitman	Has LIHTC Project
							Downtown Atlanta Development Authority	Doonan	Colquitt	Rabun Gap	Has LIHTC Project
							Downtown Dalton Development Authority	Doraville	Seminole	Redsville	Has LIHTC Project
							Downtown Development Authority for the City of Garden C	Dooling	Dooly	Richmond H	Has LIHTC Project
							Downtown Development Authority for the City of Habra, G	Doraville	DeKalb	Richmond H	Has LIHTC Project
							Downtown Development Authority for the City of Savannah	Douglas	Collier	Rincon	Has LIHTC Project
							Downtown Development Authority for the City of Warner R	Druid Hills	Douglas	Ringgold	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	Du Pont	Cinch	Roberta	Has LIHTC Project
							Downtown Development Authority of Austell	Dudley	Laurens	Romart	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 Bayley	Dutch Square	Chatham	Royston	Has LIHTC Project
							Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LIHTC Project
							Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spring	Has LIHTC Project
							Downtown Development Authority of Centerville	East Ellij	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 Conley	East Point	Fulton	Shelburn	Has LIHTC Project
							Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smryna	Has LIHTC Project
							Downtown Development Authority of Douglas	Easton	Pulham	Soperton	Has LIHTC Project
							Downtown Development Authority of Fatsom	Edgell	Glazcock	Sparks	Has LIHTC Project
							Downtown Development Authority of Frazarad	Edison	Calhoun	Springfield	Has LIHTC Project
							Downtown Development Authority of Forsyth	Ebenton	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	Ellyaj	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	Dodge	Swainsboro	Has LIHTC Project
							Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania	Has LIHTC Project
							Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LIHTC Project
							Downtown Development Authority of Mableton	Epworth	Fannin	Talbotton	Has LIHTC Project
							Downtown Development Authority of Marietta, Georgia	Etowah	Murray	Tennille	Has LIHTC Project
							Downtown Development Authority of Monticello, Georgia	Euharlee	Barlow	Thomason	Has LIHTC Project
							Downtown Development Authority of Moultrie	Ewars	Columbia	Thomasville	Has LIHTC Project
							Downtown Development Authority of Pts, Georgia	Experiment	Spalding	Thomson	Has LIHTC Project
							Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LIHTC Project
							Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toocoo	Has LIHTC Project
							Downtown Development Authority of Social Circle	Farmwood	Gordon	Trenton	Has LIHTC Project
							Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LIHTC Project
							Downtown Development Authority of the City of Bazanton	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 Canton, G	Fitzgerald	Ben Hill	Valdosta	Has LIHTC Project
							Downtown Development Authority of the City of Dallas, Ge	Flemington	Liberty	Valdosta	Has LIHTC Project
							Downtown Development Authority of the City of Darien	Flordia	Burt	Vidalia	Has LIHTC Project
							Downtown Development Authority of the City of Decatur	Fowler	Wayne	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 Gresham	Forsyth	Monroe	Waynesboro	Has LIHTC Project
							Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robi	Has LIHTC Project
							Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Calhoun	Warrenton	Has LIHTC Project
							Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
							Downtown Development Authority of the City of LaGrange	Fort Valley	Head	Waycross	Has LIHTC Project
							Downtown Development Authority of the City of Louisa Cr	Franklin	Heard	Waynesboro	Has LIHTC Project
							Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin	West Point	Has LIHTC Project
							Downtown Development Authority of the City of Morrow	Franklin Springs	Franklin	Wilkesboro	Has LIHTC Project
							Downtown Development Authority of the City of Newnan, C	Gainesville	Hall	Williamson	Has LIHTC Project
							Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Project
							Downtown Development Authority of the City of Ophir	Garfield	Chatham	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	Tabot	Wrightsville	Has LIHTC Project
							Downtown Development Authority of the City of Roswell	Georgetown	Quitman	Young Harris	Has LIHTC Project
							Downtown Development Authority of the City of Roswell	Gilmer	Glazcock		
							Downtown Development Authority of the City of Royston	Gloville	Hall		
							Downtown Development Authority of the City of Senola	Grant	Burke		
							Downtown Development Authority of the City of Senoia	Grant	Burke		
							Downtown Development Authority of the City of Tallapoosa	Glenwood	Whoeier		
							Downtown Development Authority of the City of Thomson	Good Hope	Walton		
							Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
							Downtown Development Authority of the City of Uxalida	Graham	Appling		
							Downtown Development Authority of the City of Vienna	Grantville	Coweta		
							Downtown Development Authority of the City of Warrenton	Gray	Jones		
							Downtown Development Authority of the City of Warwick	Grayson	Gwinnett		
							Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
							Downtown Development Authority of the Mayor and City C	Greenview	Meriwether		
							Downtown Development Authority of Toocoo	Griffin Park	DeKalb		
							Downtown Development Authority of Woodbury	Griffin	Spalding		
							Downtown Development Authority of Woodstock	Grovesound	Columbia		
							Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
							Downtown LaGrange Development Authority	Gunkig	Towns		
							Downtown Marietta Development Authority	Guyton	Eltingham		
							Downtown Savannah Authority	Hagan	Evans		
							Downtown Satecoba Development Authority	Habiba	Lawrence		
							Downtown Waycross Development Authority	Hambilton	Harris		
							Dublin-Laurens County Development Authority	Hampton	Henry		
							Ebert County Richard B. Russell Development Authority	Hannaw	Madison		
							Eberson Downtown Development Authority dba MianSta	Hapeville	Fulton		
							Emanuel Johnson County Development Authority	Harborn	Coweta		
							Etowah Area Consolidated Housing Authority	Hartwick	Hardack		
							Etowah Area Consolidated Housing Authority	Hartem	Columbia		
							Fall Burn Housing Authority	Harrison	Washington		
							Fall Line Regional Development Authority	Hartwell	Hart		
							Fayette County Development Authority	Hawkesville	Pulaski		
							Fitzgerald/Ben Hill County Development Authority	Hickhurst	Jeff Davis		
							Flet Area Consolidated Housing Authority	Hiken	White		
							Fort Calhoun Downtown Development Authority	Hilena	Telfar		
							Fort Valley Downtown Development Authority	Henderson	Chatham		
							Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
							Gainesville and Hall County Development Authority	Heron Bay	Henry		
							Gainesville Redevelopment Authority	Hiwassee	Towns		
							Georgia Bioscience Joint Development Authority	Higgin	Montgomery		
							Gilson Housing Authority	Hillog	Pike		
							Glenville Development Authority	Hilona	Screven		
							Glenville Downtown Development Authority	Hinesville	Liberty		
							Gordon County - Floyd County Development Authority	Hiram	Paulding		
							Gordon Downtown Development Authority	Hoboken	Bartley		
							Grady County Joint Development Authority	Hogansville	Troup		
							Greene County Development Authority	Holly Springs	Cherokee		
							Griffin-Spalding County Development Authority	Homestead	Chatham		
							Habersham County Development Authority	Home	Benks		
							Hapeville Development Authority	Homerville	Cinch		
							Hawkesville Downtown Development Authority	Hoschton	Jackson		
							Hawkesville Housing Authority	Howard	Taylor		
							Hidesturt Downtown Development Authority	Hull	Madison		
							Henry County Development Authority	Ideal	Macon		
							Hogansville Development Authority	Isa	Madison		
							Housing Authority City of Sylvester, GA	Indian Springs	Calhoun		
							Housing Authority of City of Carrollton	Iron City	Seminole		
							Housing Authority of City of Danielsville	Innsdale	Clayton		
							Housing Authority of Clayton County	Inwinton	Wilkinson		
							Housing Authority of Cobb County	Isle of Hope	Chatham		
							Housing Authority of Columbus, Georgia	Ivy	Wilkinson		

Housing Authority of the City of Cairo, Georgia	Kile	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	Lafayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of 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	Lalawee East	Rockside
Housing Authority of the City of Cleveland, Ga.	Lavonia	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of College Park	Leary	Calhoun
Housing Authority of the City of Conners	Leesburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Cowhigton	Leslie	Somner
Housing Authority of the City of Crawfordville	Leungton	Oglethorpe
Housing Authority of the City of Cumming	Libum	Gwinnett
Housing Authority of the City of Cuthbert, GA	Lily	Doody
Housing Authority of the City of Dawson	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 Decatur, Georgia	Lima 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 Ellaville	Louisville	Jefferson
Housing Authority of the City of Elbert, Georgia	Loring	Clayton
Housing Authority of the City of Fitzgerald	Ludowid	Long
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines	Lumber City	Telfar
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	Lynry	Chattooga
Housing Authority of the City of Gainesville	Lynns	Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Granville	Macom	Bibb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan
Housing Authority of the City of Griffin	Manassas	Tattnall
Housing Authority of the City of Habra, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Marshall	Newton
Housing Authority of the City of Harton, Georgia	Marion	Cobb
Housing Authority of the City of Harwell	Marshallville	Macon
Housing Authority of the City of Hinesville, Ga	Marin	Stephens
Housing Authority of the City of Hogansville	Marion	Columbia
Housing Authority of the City of Jasper	Mathews	Jefferson
Housing Authority of the City of Jefferson	Mayes	Oglethorpe
Housing Authority of the City of Jessup	Maysville	Bank
Housing Authority of the City of Lakeside, Georgia	McCaysville	Fannin
Housing Authority of the City of Lawonia	McDonough	Henry
Housing Authority of the City of Lawrenceville, GA	Madrye	Wilkinson
Housing Authority of the City of Libonia, Georgia	McRae	Telfar
Housing Authority of the City of Loganville, GA	Mearsville	Pike
Housing Authority of the City of Louisville	Melgs	Thomas
Housing Authority of the City of Macon, Georgia	Mendis	Tattnall
Housing Authority of the City of Madison, GA	Merio	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Middle	Burke
Housing Authority of the City of Merko, Georgia	Midway	Liberty
Housing Authority of the City of Metter	Milan	Telfar
Housing Authority of the City of Midwayville and Sparta	Midwayville	Sublin
Housing Authority of the City of Milton	Milton	Jenkins
Housing Authority of the City of Monroes, GA	Milner	Lamar
Housing Authority of the City of Monticello	Milton	Fulton
Housing Authority of the City of Moultrie, Georgia	Minard Blvd	Fannin
Housing Authority of the City of Mt. Vernon	Mitchell	Glascok
Housing Authority of the City of Nahunta	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Odaba, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowmides
Housing Authority of the City of Ringgold	Morland	Coweta
Housing Authority of the City of Roberta, GA	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royton	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shelman	Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA	Mount Vernon	Montgomery
Housing Authority of the City of Septon	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	Mouster Park	Fulton
Housing Authority of the City of Sylkonia	Nahunta	Branley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Bartow
Housing Authority of the City of Thomasian	Naylor	Lowmides
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens
Housing Authority of the City of Thomson, Georgia	Newborn	Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven
Housing Authority of the City of Toccoa, Ga.	Newman	Coweta
Housing Authority of the City of Vidalia	Newton	Baker
Housing Authority of the City of Vienna	Nichols	Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson	Jackson
Housing Authority of the City of 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 HI	DeKalb
Housing Authority of the City of Woodbury, Georgia	North High Shs	Oconee
Housing Authority of the City of Waynesville	Northwood	Warren
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.	Ocilla	Irwil
Houston County Development Authority	Oconee	Washington
Ideal Downtown Development Authority	Odum	Wayne
Jackson Housing Authority	Ogleforn	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, & Other	Oler	Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Seward
Joint Development Authority of Brooks, Colquitt, Grady, Mt. Omega	Omega	Tift
Joint Development Authority of Burke County and City of Orchard Hill	Orchard Hill	Spalding
Joint Development Authority of Carroll, Harakon, Polk, Hog Oxford	Oxford	Newton
Joint Development Authority of Fannin County, Towns Co, Palmetto	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephen	Parthensville	DeKalb
Joint Development Authority of Hardsburt, Lumber City at Parratt	Parratt	Terrell
Joint Development Authority of Jasper, Morgan, Newton, a Patterson	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazden	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Pape	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Cor	Gwinnett
Kennesaw Development Authority	Pearson	Alkinson
Kennesaw Downtown Development Authority	Peuham	Mitchell
Kingland Development Authority	Pembroke	Bryan
Kingland Downtown Development Authority	Pendergass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
Lafayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillysburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority	Pine Mountain	Harris
Lawson Downtown Development Authority	Pinehurst	Doody
Lincoln County Development Authority	Preview	Wilcox
Long County Housing Authority	Pits	Wilcox
Lynns Downtown Development Authority	Pitons	Sumter
Macon-Bibb County Urban Development Authority	Plainville	Gordon
Marion County Development Authority	Pooler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portia	Bulloch
Midwayville, Marietta/The Downtown Development Authority	Porterdale	Newton
Mlkr County Development Authority	Poulan	Worth
Mitchell County Development Authority	Powder Spring	Cobb
Montezuma Downtown Development Authority	Proter	Webster
Montgomery County Development Authority	Pruski	Candler
Moultrie-Colquitt County Development Authority	Pulney	Dougherty
Nashville Downtown Development Authority	Qulman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raul	Habersham
Northwest Georgia Joint Development Authority	Ray City	Bartow
Oconee Regional Joint Development Authority	Royal	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Okefenokee Area Development Authority	Rodan	DeKalb
Palmetto Housing Authority	Reed Creek	Hart
Peuham Housing Authority	Register	Bulloch
Pooler Development Authority	Redsville	Tattnall
Port Wentworth Downtown Development Authority	Remerton	Lowmides
Powder Springs Downtown Development Authority	Rentz	Laurens
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Pulham Development Authority	Rice Hill	Gwinnett
Randolph County Development Authority	Reynolds	Taylor
Redevelopment Authority of Clayton County	Rhine	Dodge
Rochdale Housing Authority	Ricoboro	Liberty
Rodestart Development Authority	Richard	Shewart
Rome-Floyd County Development Authority	Richmond Hill	Bryan
Sandersville Downtown Development Authority	Ridgville	Washington
Sards Development Authority	Rincon	Elkham
Schley-Sumter-Macon Counties Joint Development Authority	Ringgold	Calhoun
Screen County Development Authority	Riverdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robins AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rodderphus	Macon
Southeast Georgia Regional Development Authority	Rodmart	Pok
Southwest Georgia Joint Development Authority	Rocky Ford	Screven
Sparta-Hancock County Development Authority	Rome	Floyd

St. Marys Downtown Development Authority	Roopville	Carroll
Stephens County Development Authority	Rossville	Wilkes
Suwanee Downtown Development Authority	Roswell	Fulton
Talapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Alcon
Temple Downtown Development Authority	Sale City	Mitchell
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 Shelby, Georgia	Sards	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Tallapoosa	Saulsbee 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	Scriven	Wayne
The Housing Authority of the City of Brunswick, Georgia	<<- Select from	Select City first
The Housing Authority of the City of Dallas, Georgia	Seneca	Coweta
The Housing Authority of the City of Newnan	Serville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomason Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Talbot
TIH County Development Authority	Shepsburg	Coweta
TIH-Turner-Worth-Cook Joint Development Authority	Shelman	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Sikom	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Sneville	Gwinnett
Urban Redevelopment Agency of the City of Duluth	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Spartan	Houston
Urban Redevelopment Agency of the City of Kennesaw, G.	Sparta	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta	Spartan	Springfield
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Marys	Glynn
Valdosta Development Authority	Stapleton	Jefferson
Via Rica Downtown Development Authority	Statesville	Chick
Walker County Development Authority	Statesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Sylvania	Emanuel
West Georgia Joint Development Authority	Stodolitzgo	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnett
Winder Downtown Development Authority	Sumnerston	Emanuel
Woodbine Downtown Development Authority	Summerville	Chattooga
	Sunrise	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Scriven
	Sylvester	Worth
	Tallah Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Talapoosa	Harleton
	Talham Falls	Habersham
	Talno	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorville	Barlow
	Temple	Carroll
	Terrell	Washington
	The Rock	Upson
	Thomason	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	TIH
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Chick
	Triton	Chattooga
	Tucker	DeKalb
	Tunnel Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	TIH
	Tybee Island	Chatham
	Tyrone	Fayette
	Unionville	Doddy
	Union City	Fulton
	Union Point	Greene
	Unionville	TIH
	Uskila	Montgomery
	Valdosta	Lowndes
	Varnell	Whitfield
	Vermontburg	Chatham
	Vidalia	Toombs
	Wadette	Burke
	Wadonia	Doddy
	Walla Rica	Carroll
	Wainings	Cobb
	Waco	Harleton
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Waltonville	Liberty
	Warm Springs	Meriwether
	Warner Robins	Houston
	Warrenton	Warren
	Wareck	Worth
	Washington	Wilkes
	Watkinsville	Oconee
	Waverly Hall	Harris
	Waycross	Ware
	Waynesboro	Burke
	West Point	Troup
	Weston	Webster
	Whigham	Grady
	White	Barlow
	White Plains	Greene
	Whitman Island	Chatham
	Whitburg	Carroll
	Wilkesville	Alkinson
	Williamson	Pike
	Wilmington Island	Chatham
	Winder	Barrow
	Winterville	Clarke
	Woodbine	Camden
	Woodbury	Meriwether
	Woodland	Talbot
	Woodstock	Cherokee
	Woodville	Greene
	Woolsey	Fayette
	Wrens	Jefferson
	Wrightsville	Johnson
	Yatesville	Upson
	Yonah	White
	Young Harris	Towns
	Zebulon	Pike