

Project Narrative
Meadow Crossing Apartments
Omega, Tift 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.

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

Meadow Crossing Apartments is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1994, the property has thirty seven (37) total residential units for low-income family households and is located in Omega, Georgia. The city of Omega is 75 miles northeast of Tallahassee, FL, about 115 miles southeast of Columbus, GA and about 175 miles southeast of Atlanta, GA. The property is conveniently located at 125 Spinks Drive, Omega, GA 31775 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Meadow Crossing Apartments is currently 75.68% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 18 units. The property includes thirty seven (37) apartment units housed in 6 residential buildings, as well as one common area building housing the community room, laundry, management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 23 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 515 loan, subject to approval by the RHS Director.

The Housing Authority of Macon-Bibb County will issue approximately \$1,820,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 515 Loan amount of \$151,000 for a 30 year term, 50 year amortization, and a 1% 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 \$1,675,073 in Federal and \$754,422 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 Meadow Crossing Apartments is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift 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)	\$	127,881	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###			2017PA-514
			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	Meadow Crossing Apartments			Phased Project?	No	
Site Street Address (if known)	125 Spinks Drive			DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	125 Spinks Drive			Scattered Site?	No	Nbr of Sites 1
Site Geo Coordinates (##.#####)	Latitude: 31.344300	Longitude: -83.595860	Acreage	3.3500		
City	Omega	9-digit Zip** 31775-3042	Census Tract Number	9608.000		
Site is predominantly located:	Within City Limits	County Tift	QCT?	Yes	DDA?	Yes
In USDA Rural Area?	Yes 	In DCA Rural County? Yes	Overall:	Rural		

* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
If on boundary, other district:	8	13	172

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

Political Jurisdiction	City of Omega			Website	N/A
Name of Chief Elected Official	Ray Hunt	Title	Mayor	City	Omega
Address	5518 N. Alabama Avenue			Email	cityofomega@mchsi.com
Zip+4	31775-3059	Phone	(229) 528-4400		

V. PROJECT DESCRIPTION

A. Type of Construction:

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

PART ONE - PROJECT INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift County

<p>Acquisition/Rehabilitation 37 -----></p> <p>B. Mixed Use No</p> <p>C. Unit Breakdown</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td></td> <td colspan="2" style="text-align: center;">PBRA</td> </tr> <tr> <td>Number of Low Income Units</td> <td style="text-align: center;">36</td> <td style="text-align: center;">18</td> </tr> <tr> <td> Number of 50% Units</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td> Number of 60% Units</td> <td style="text-align: center;">36</td> <td style="text-align: center;">18</td> </tr> <tr> <td>Number of Unrestricted (Market) Units</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td>Total Residential Units</td> <td style="text-align: center;">36</td> <td></td> </tr> <tr> <td>Common Space Units</td> <td style="text-align: center;">1</td> <td></td> </tr> <tr> <td>Total Units</td> <td style="text-align: center;">37</td> <td></td> </tr> </table> <p>E. Buildings</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>Number of Residential Buildings</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Number of Non-Residential Buildings</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Total Number of Buildings</td> <td style="text-align: center;">7</td> </tr> </table> <p>F. Total Residential Parking Spaces 56</p>		PBRA		Number of Low Income Units	36	18	Number of 50% Units	0	0	Number of 60% Units	36	18	Number of Unrestricted (Market) Units	0		Total Residential Units	36		Common Space Units	1		Total Units	37		Number of Residential Buildings	6	Number of Non-Residential Buildings	1	Total Number of Buildings	7	<p>For Acquisition/Rehabilitation, date of original construction: 1994</p> <p>D. Unit Area</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>Total Low Income Residential Unit Square Footage</td> <td style="text-align: right;">26,664</td> </tr> <tr> <td>Total Unrestricted (Market) Residential Unit Square Footage</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Residential Unit Square Footage</td> <td style="text-align: right;">26,664</td> </tr> <tr> <td>Total Common Space Unit Square Footage</td> <td style="text-align: right;">824</td> </tr> <tr> <td>Total Square Footage from Units</td> <td style="text-align: right;">27,488</td> </tr> </table> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td>Total Common Area Square Footage from Nonresidential areas</td> <td style="text-align: right;">991</td> </tr> <tr> <td>Total Square Footage</td> <td style="text-align: right;">28,479</td> </tr> </table> <p>(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)</p> <p>If Other, specify: </p> <table border="1" style="margin-left: 20px; border-collapse: collapse; width: 100%;"> <tr> <td rowspan="2">If combining Other with Family or Sr, show # Units:</td> <td>Family</td> <td style="width: 50px;"></td> <td>Elderly</td> <td style="width: 50px;"></td> </tr> <tr> <td>HFOP</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>% of Total Units</td> <td style="text-align: center;">5.4%</td> <td>Required:</td> <td style="text-align: center;">5%</td> </tr> <tr> <td>% of Units for the Mobility-Impaired</td> <td style="text-align: center;">50.0%</td> <td>Required:</td> <td style="text-align: center;">40%</td> </tr> <tr> <td>% of Total Units</td> <td style="text-align: center;">2.7%</td> <td>Required:</td> <td style="text-align: center;">2%</td> </tr> </table>	Total Low Income Residential Unit Square Footage	26,664	Total Unrestricted (Market) Residential Unit Square Footage	0	Total Residential Unit Square Footage	26,664	Total Common Space Unit Square Footage	824	Total Square Footage from Units	27,488	Total Common Area Square Footage from Nonresidential areas	991	Total Square Footage	28,479	If combining Other with Family or Sr, show # Units:	Family		Elderly		HFOP		Other		% of Total Units	5.4%	Required:	5%	% of Units for the Mobility-Impaired	50.0%	Required:	40%	% of Total Units	2.7%	Required:	2%
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VII. RENT AND INCOME ELECTIONS																																																																		
<p>A. Tax Credit Election 40% of Units at 60% of AMI</p> <p>B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income) 20% of HOME-Assisted Units at 50% of AMI</p>	<p>No</p>																																																																	
VIII. SET ASIDES																																																																		
<p>A. LIHTC: Nonprofit No</p> <p>B. HOME: CHDO No</p>	<p>(must be pre-qualified by DCA as CHDO)</p>																																																																	
IX. COMPETITIVE POOL N/A - 4% Bond																																																																		
X. TAX EXEMPT BOND FINANCED PROJECT																																																																		
<p>Issuer: Housing Authority of the City of Macon, Georgia</p> <p>Office Street Address: 2015 Felton Avenue</p> <p>City: Macon State: GA Zip+4: 31201-2404</p> <p>Contact Name: Quanita Rhodes Title: Finance Director E-mail: </p>	<p>Inducement Date: March 9, 2017</p> <p>Applicable QAP: 2017</p> <p>T-E Bond \$ Allocated: 65,000,000</p>																																																																	

PART ONE - PROJECT INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift County

10-Digit Office Phone Direct line Website

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation
 Original GHFA/DCA Project Number
 First Year of Credit Period
 Expiring Tax Credit (15 Year)
 Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project
 Last Building ID Nbr in Project

B. Expiring Section 8

C. Expiring HUD
 HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

XIII. ADDITIONAL PROJECT INFORMATION

PART ONE - PROJECT INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift County

A. PHA Units

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

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

No	If yes, expiration year: <input type="text"/>	Nbr yrs to forgo cancellation option: <input type="text"/>
----	---	--

New properties: to exercise an Extension of Cancellation Option?

<input type="text"/>	If yes, expiration year: <input type="text"/>	Nbr yrs to forgo cancellation option: <input type="text"/>
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C. Is there a Tenant Ownership Plan?

No

D. Is the Project Currently Occupied?

Yes	If Yes ----->:	Total Existing Units	37
		Number Occupied	28
		% Existing Occupied	75.68%

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

F. Projected Place-In-Service Date

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

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 listinf 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 Meadow Crossing Apartments, Omega, Tift 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 Meadow Crossing, LLC				Name of Principal		Martin H. Petersen	
3111 Paces Mill Road, STE A-250				Title of Principal		Manager	
Atlanta		Fed Tax ID: 82-1675945		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		Direct line		(770) 984-2100	
GA	Zip+4	30339-5704	Cellular				
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com		

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

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

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

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

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

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

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

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State

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

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10-Digit Office Phone / Ext. E-mail

II. DEVELOPER(S)

A DEVELOPER

Hallmark Development Services, LLC				Name of Principal	Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal	Manager
Atlanta		Website	www.hallmarkco.com	Direct line	(770) 984-2100
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.greycocom	Direct line	(919) 573-7515
NC		Zip+4	27607-3080	Cellular	(919) 357-5576
(919) 573-7502		7515	E-mail	tanya.eastwood@greycocom	

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) 561-9997
(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	(770) 984-2100
GA		Zip+4	30339-5704	Cellular	
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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)	Omega Rental Housing, 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	ppetersen@hallmarkco.com

B IDENTITY OF INTEREST

	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	Yes	An Identity of Interest will exist between the proposed buyer, Hallmark Meadow Crossing, LLC, (buyer) and the seller, Omega Rental Housing, L.P. (seller). The General Partner of Omega Rental Housing, L.P. (seller) is Hallmark Group Services of Georgia II, LLC, of which Martin H. Petersen is the Manager and William A. Glisson is a Member. Martin H. Petersen is also the Limited Partner of Omega Rental Housing, L.P. (seller). Martin H. Petersen is the Manager and William A. Glisson is a Member of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Meadow Crossing, LLC (buyer).
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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7. Developer and Consultant?	No	
8. Other	Yes	Buyer and Developer Buyer and Management Agent Developer and Management Agent See Section V for further information.

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

C ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? 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				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							
Other Genrl Prtnr							
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							
Co-Developer							
Owner Consultant							
Developer Consultant		No	No	For Profit	0.0000%	No	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Do NOT delete this tab from this workbook. Do NOT Copy from another workbook to "Paste" here . Use "Paste Special" and select "Values" instead.

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

Total 100.0000%

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager and William A. Glisson is a Member of Hallmark Development Services, LLC. Martin H. Petersen is the Manager and William A. Glisson is a Member of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Meadow Crossing, LLC (the Transferee).</p> <p>Buyer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent), of which Martin H. Petersen is the President. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Meadow Crossing, LLC (the Transferee).</p> <p>Developer and Management Agent: The Hallmark Companies, Inc. is the 100% shareholder of Hallmark Management, Inc. (the Management Agent) and a Member of Hallmark Development Services, LLC (the Developer).</p> <p>See Tab 19 Qualification for the Organizational Chart.</p>	
--	--

PART THREE - SOURCES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift 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: \$	1,820,000		Replacement Housing Funds	No	USDA 538
	Taxable Bonds			McKinney-Vento Homeless	Yes	USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	USDA, Rural Housing Service (RD New 515)	151,000	1.000%	600
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	1,020,709	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	26,140		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	130,652		
State Housing Credit Equity	Boston Financial Investment Management, LP	58,699		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County		1,820,000
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		3,207,200		
Total Construction Period Costs from Development Budget:		3,207,200		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)	USDA, Rural Housing Service (RD New 515)	151,000	1.000%	30	50	3,839	Amortizing
Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,020,709	1.000%	30	50	0	Adjusted Interest

PART THREE - SOURCES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Mortgage C (Lien Position 3)								
Other:								
Foundation or charity funding*								
Deferred Devlpr Fee	5.57%	Hallmark Development Services, LLC	26,140	2.500%	12	12	5,114	Cash Flow
Total Cash Flow for Years 1 - 15:		171,390						
DDF Percent of Cash Flow (Yrs 1-15)		20.581%	20.581%					
Cash flow covers DDF P&I?		Yes						

Federal Grant			Equity Check	+ / -	TC Equity
State, Local, or Private Grant					% of TDC
Federal Housing Credit Equity	Boston Financial Investment Management, LP	1,675,073	1,675,245	-171.53	
State Housing Credit Equity	Boston Financial Investment Management, LP	754,422	754,499	-77.49	46%
Historic Credit Equity					21%
Invstmt Earnings: T-E Bonds	U.S. Bank	9,100			67%
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other:					
Other:					
Other:					
Total Permanent Financing:		3,636,444			
Total Development Costs from Development Budget:		3,636,444			
Surplus/(Shortage) of Permanent funds to development costs:		0			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Section I USDA PBRA: The project has 18 units of USDA Section 521 Rental Assistance.

Section II Annual Debt Service in Year One (Mortgage B): The project has been granted debt deferral (20 year term) by USDA, RD through the MPR Program.

Section III Permanent Financing: Supporting Documentation can be located under Tab 01Feasibility.

Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5%.

PART FOUR - USES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift 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			5,310	
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	-	-	23,077	-
ACQUISITION								
Land				37,000				
Site Demolition								
Acquisition Legal Fees (if existing structures)				15,109		13,792		
Existing Structures				1,094,709		1,094,709		
				Subtotal		1,108,501		-
LAND IMPROVEMENTS								
Site Construction (On-site)	Per acre:	68,190		228,436			228,436	
Site Construction (Off-site)								
				Subtotal	-	-	228,436	-
STRUCTURES								
Residential Structures - New Construction								
Residential Structures - Rehab				1,109,526			1,109,526	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr								
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				8,205			8,205	
				Subtotal	-	-	1,117,731	-
CONTRACTOR SERVICES								
Builder Profit:	<u>6.000%</u>	<u>80,770</u>	6.000%	80,770			80,770	
Builder Overhead	<u>2.000%</u>	<u>26,923</u>	2.000%	26,923			26,923	
General Requirements*	<u>6.000%</u>	<u>80,770</u>	6.000%	80,770			80,770	
*See QAP: General Requirements policy	<u>14.000%</u>	<u>188,463</u>		Subtotal	-	-	188,463	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)								
Other: << Enter description here; provide detail & justification in tab Part IV-b >>				-			-	
Total Construction Hard Costs				1,534,629.92				
CONSTRUCTION CONTINGENCY								
Average TCHC:				42,628.61 per Res'l unit	41,476.48 per unit	53.89 per total sq ft		
				57.55 per Res'l unit SF	55.83 per unit sq ft			
CONSTRUCTION CONTINGENCY								

PART FOUR - USES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Construction Contingency	7.00%	107,424			107,424	
I. DEVELOPMENT BUDGET (cont'd)			New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		TOTAL COST				
CONSTRUCTION PERIOD FINANCING			CONSTRUCTION PERIOD FINANCING			
Bridge Loan Fee						
Bridge Loan Interest						
Construction Loan Fee						
Construction Loan Interest		19,717			5,056	
Construction Legal Fees						
Construction Period Inspection Fees		1,000			1,000	
Construction Period Real Estate Tax						
Construction Insurance						
Title and Recording Fees						
Payment and Performance bonds		19,303			19,303	
Other:						
Other:						
	<i>Subtotal</i>	40,020	-	-	25,359	-
PROFESSIONAL SERVICES			PROFESSIONAL SERVICES			
Architectural Fee - Design		24,050			24,050	
Architectural Fee - Supervision		12,950			12,950	
Green Building Consultant Fee Max: 20,000						
Green Building Program Certification Fee (LEED or Earthcraft)						
Accessibility Inspections and Plan Review		1,375			1,375	
Construction Materials Testing						
Engineering						
Real Estate Attorney						
Accounting		10,000			10,000	
As-Built Survey		7,200			6,965	
Other: Energy Audit Testing		2,575			2,575	
	<i>Subtotal</i>	58,150	-	-	57,915	-
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		7,500				
Permanent Loan Legal Fees		-				
Title and Recording Fees		2,250				
Bond Issuance Premium						
Cost of Issuance / Underwriter's Discount		37,496				

PART FOUR - USES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Other:				
	Subtotal	47,246		-

I. DEVELOPMENT BUDGET (cont'd)

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				
DCA Waiver and Pre-approval Fees		9,000				
LIHTC Allocation Processing Fee	10,231	10,231				
LIHTC Compliance Monitoring Fee	29,600	29,600				
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				
Other:						
Other:						
	Subtotal	58,331				-
EQUITY COSTS						
Partnership Organization Fees		300				
Tax Credit Legal Opinion						
Syndicator Legal Fees		16,304				
Other:						
	Subtotal	16,604				-
DEVELOPER'S FEE						
Developer's Overhead	10.000%	46,949		16,647	30,302	
Consultant's Fee	70.000%	328,645		116,531	212,114	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	93,899		33,295	60,604	
	Subtotal	469,493	-	166,473	303,020	-
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	33,385					
Operating Deficit Reserve:	68,689	40,069				
Replacement Reserve		51,000				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 189	7,000			7,000	
Other: Deposit to GOA/T&I and PRA Escrow		29,809				
	Subtotal	127,878	-	-	7,000	-
OTHER COSTS						
Relocation		6,343			6,343	
Other: Project Administration		250				
	Subtotal	6,593	-	-	6,343	-

PART FOUR - USES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift County

TOTAL DEVELOPMENT COST (TDC)	3,636,444	-	1,274,974	2,064,768	-
<i>Average TDC Per:</i>	<i>Unit:</i>	98,282.27	<i>Square Foot:</i>	127.69	

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)
 Adjusted Eligible Basis
 Multiply Adjusted Eligible Basis by Applicable Fraction
 Qualified Basis
 Multiply Qualified Basis by Applicable Credit Percentage
 Maximum Tax Credit Amount
Total Basis Method Tax Credit Calculation

Type:

	0	1,274,974	2,064,768
	0		0
	0	1,274,974	2,064,768
			130.00%
	0	1,274,974	2,684,198
	100.00%	100.00%	100.00%
	0	1,274,974	2,684,198
		3.23%	3.23%
	0	41,182	86,700
Total Basis Method Tax Credit Calculation		127,881	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

5,772,394	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	<input type="text"/>
3,636,444					
1,180,809					
2,455,635					
/ 10					
245,564		Federal		State	
1.9000	=	<input type="text" value="1.3100"/>	+	<input type="text" value="0.5900"/>	
129,244					
127,881					

PART FOUR - USES OF FUNDS - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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

127,881

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

127,881

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: CONSTRUCTION PERIOD FINANCING: The finance structure is based on a new 515 USDA loan and will be drawn down after construction completion and will begin amortizing at that point. Therefore, no separate construction loan is required as the permanent financing is in-place at bond issuance and construction closing. Bond interest for the cash collateralized bonds is based on a 18-month term with an all-in pay rate of 1%. Investment earnings for the cash collateralized bonds are based on a 12-month term at an earned rate of 0.5.

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

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

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

RESERVES:

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

OPERATING 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 has been budgeted to mitigate any negative impact on the unsubsidized tenant(s) from a rent increase resulting from the rehab.

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

PART FOUR (b) - OTHER COSTS - 2017-0 - Meadow Crossing Apartments - Omega - Tift, 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 Total Cost <input type="text" value="4,800"/> Total Basis <input type="text" value="4,800"/>	CNA - An as-is and post-rehab capital needs assessment were completed by EMG.	The capital needs assessments are depreciable soft costs included in the calculation of eligible basis.
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
OTHER CONSTRUCTION HARD COSTS << Enter description here; provide detail & justification in tab Part IV-b >>		

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost	Basis Justification

Total Cost Total Basis

CONSTRUCTION PERIOD FINANCING

0

--	--

Total Cost Total Basis

0

--	--

Total Cost Total Basis

PROFESSIONAL SERVICES

Energy Audit Testing

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

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

Total Cost Total Basis

PERMANENT FINANCING FEES

0

--

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost

DCA-RELATED COSTS

0

Total Cost

0

Total Cost

EQUITY COSTS

0

Total Cost

START-UP AND RESERVES

Deposit to GOA/T&I and PRA Escrow

This project has budgeted a deposit of 18,126 to the GOA and 10,387 to T&I as a condition of USDA's approval of the transfer
A PRA (private rental assistance) escrow of \$1,296 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
rehab. \$1,296 = \$3 increase X 18 units X 24 months	
Total Cost <input type="text" value="29,809"/> Total Basis <input type="text" value="-"/>	

OTHER COSTS

Project Administration

\$250 per property has been budgeted for project administration. This includes administrative expenses mainly supplies and shipping costs associated with applications and documentation prior to and after closing.	Project Administrative costs are non-depreciable costs excluded from the calculation of eligible basis.
Total Cost <input type="text" value="250"/> Total Basis <input type="text" value="-"/>	

PART FIVE - UTILITY ALLOWANCES - 2017-0 Meadow Crossing Apartments, Omega, Tift 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

2017 USDA Approved Budget		
January 1, 2017	Structure	MF

Utility	Fuel	Paid By (check one)			Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		Efficiency	1	2	3	4
Heat	Electric	<input checked="" type="checkbox"/>				20	30		
Cooking	Electric	<input checked="" type="checkbox"/>				7	10		
Hot Water	Electric	<input checked="" type="checkbox"/>				12	19		
Air Conditioning	Electric	<input checked="" type="checkbox"/>				9	14		
Range/Microwave	Electric	<input checked="" type="checkbox"/>				7	10		
Refrigerator	Electric	<input checked="" type="checkbox"/>				7	10		
Other Electric	Electric	<input checked="" type="checkbox"/>				7	11		
Water & Sewer	Submetered*? <input type="checkbox"/> No		<input checked="" type="checkbox"/>						
Refuse Collection			<input checked="" type="checkbox"/>						
Total Utility Allowance by Unit Size					0	69	104	0	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

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

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

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

DCA COMMENTS

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

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

	Efficiency	1BR	2BR	3BR	4BR	Total	
	0	24	12	0	0	36	(Includes inc-restr mgr units)
	0	0	0	0	0	0	
	0	24	12	0	0	36	
	0	24	12	0	0	36	(no rent charged)
	0	0	1	0	0	1	
	0	24	13	0	0	37	
	0	14	4	0	0	18	
	0	0	0	0	0	0	
	0	14	4	0	0	18	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	24	12	0	0	36	
	0	0	0	0	0	0	
	0	24	13	0	0	37	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	24	13	0	0	37	
	0	0	0	0	0	0	

Walkup		0	0	0	0	0	0
	<i>Historic</i>	0	0	0	0	0	0
Elevator		0	0	0	0	0	0
	<i>Historic</i>	0	0	0	0	0	0

Unit Square Footage:

Low Income	60% AMI	0	15,720	10,944	0	0	26,664
	50% AMI	0	0	0	0	0	0
	Total	0	15,720	10,944	0	0	26,664
Unrestricted		0	0	0	0	0	0
Total Residential		0	15,720	10,944	0	0	26,664
Common Space		0	0	824	0	0	824
Total		0	15,720	11,768	0	0	27,488

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 2,659 Laundry, vending, app fees, etc. **Actual pct of PGI:** 1.44%

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 19,667

On-Site Security

Contracted Guard

Taxes and Insurance

Real Estate Taxes (Gross)* 7,777

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

Maintenance Salaries & Benefits	13,902
Support Services Salaries & Benefits	9,129
Other (describe here)	
Subtotal	42,698

On-Site Office Costs	
Office Supplies & Postage	2,178
Telephone	2,064
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
Subtotal	4,242

Maintenance Expenses	
Contracted Repairs	429
General Repairs	500
Grounds Maintenance	3,135
Extermination	3,308
Maintenance Supplies	5,472
Elevator Maintenance	0
Redecorating	485
Other (describe here)	
Subtotal	13,329

Electronic Alarm System	
Subtotal	0

Professional Services	
Legal	412
Accounting	6,075
Advertising	900
Other (describe here)	
Subtotal	7,387

Utilities (Avg\$/mth/unit)	
Electricity 8	3,572
Natural Gas 0	0
Water&Swr 39	17,400
Trash Collection	6,216
Other (describe here)	
Subtotal	27,188

WARNING!
RR proposed is below the DCA required minimum.

Insurance**	7,987
Other (describe here)	1,332
Subtotal	17,096

Management Fee:	21,600
627.72	Average per unit per year
52.31	Average per unit per month
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)	

TOTAL OPERATING EXPENSES	133,540
Average per unit	3,609.19
Total OE Required	111,000

Replacement Reserve (RR)	11,100	
Proposed average RR/unit amount:	300	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	37 units x \$350 =	12,950
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	37	12,950

TOTAL ANNUAL EXPENSES	144,640
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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 50% 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.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	10.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.80%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,600
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	184,896	188,594	192,366	196,213	200,137	204,140	208,223	212,387	216,635	220,968
Ancillary Income	2,659	2,712	2,766	2,822	2,878	2,936	2,994	3,054	3,115	3,178
Vacancy	(18,755)	(19,131)	(19,513)	(19,903)	(20,302)	(20,708)	(21,122)	(21,544)	(21,975)	(22,415)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(111,940)	(115,298)	(118,757)	(122,320)	(125,989)	(129,769)	(133,662)	(137,672)	(141,802)	(146,056)
Property Mgmt	(21,600)	(22,248)	(22,915)	(23,603)	(24,311)	(25,040)	(25,792)	(26,565)	(27,362)	(28,183)
Reserves	(11,100)	(11,433)	(11,776)	(12,129)	(12,493)	(12,868)	(13,254)	(13,652)	(14,061)	(14,483)
NOI	24,159	23,196	22,171	21,079	19,920	18,691	17,387	16,009	14,550	13,009
Mortgage A	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	20,321	19,357	18,332	17,240	16,081	14,852	13,548	12,170	10,711	9,170
DCR Mortgage A	6.29	6.04	5.78	5.49	5.19	4.87	4.53	4.17	3.79	3.39
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	6.29	6.04	5.78	5.49	5.19	4.87	4.53	4.17	3.79	3.39
Oper Exp Coverage Ratio	1.17	1.16	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07
Mortgage A Balance	148,660	146,297	143,910	141,500	139,065	136,605	134,121	131,612	129,077	126,518
Mortgage B Balance	1,030,963	1,041,320	1,051,781	1,062,347	1,073,020	1,083,799	1,094,687	1,105,684	1,116,792	1,128,011
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	225,387	229,895	234,493	239,183	243,966	248,846	253,823	258,899	264,077	269,359
Ancillary Income	3,241	3,306	3,372	3,440	3,508	3,579	3,650	3,723	3,798	3,874
Vacancy	(22,863)	(23,320)	(23,786)	(24,262)	(24,747)	(25,242)	(25,747)	(26,262)	(26,787)	(27,323)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	10.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.80%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Expenses less Mgt Fee	(150,438)	(154,951)	(159,600)	(164,388)	(169,319)	(174,399)	(179,631)	(185,020)	(190,570)	(196,287)
Property Mgmt	(29,029)	(29,899)	(30,796)	(31,720)	(32,672)	(33,652)	(34,662)	(35,702)	(36,773)	(37,876)
Reserves	(14,917)	(15,365)	(15,826)	(16,301)	(16,790)	(17,293)	(17,812)	(18,347)	(18,897)	(19,464)
NOI	11,381	9,666	7,857	5,952	3,946	1,837	(380)	(2,708)	(5,153)	(7,719)
Mortgage A	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	7,542	5,827	4,018	2,113	107	(2,001)	(4,219)	(6,547)	(8,992)	(11,557)
DCR Mortgage A	2.96	2.52	2.05	1.55	1.03	0.48	(0.10)	(0.71)	(1.34)	(2.01)
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	2.96	2.52	2.05	1.55	1.03	0.48	(0.10)	(0.71)	(1.34)	(2.01)
Oper Exp Coverage Ratio	1.06	1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97
Mortgage A Balance	123,932	121,321	118,683	116,019	113,328	110,609	107,864	105,091	102,290	99,461
Mortgage B Balance	1,139,343	1,150,789	1,162,349	1,174,026	1,185,821	1,197,733	1,209,766	1,221,919	1,234,194	1,246,593
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	274,746	280,241	285,845	291,562	297,394	303,341	309,408	315,596	321,908	328,347
Ancillary Income	3,951	4,030	4,111	4,193	4,277	4,362	4,449	4,538	4,629	4,722
Vacancy	(27,870)	(28,427)	(28,996)	(29,576)	(30,167)	(30,770)	(31,386)	(32,013)	(32,654)	(33,307)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(202,176)	(208,241)	(214,489)	(220,923)	(227,551)	(234,378)	(241,409)	(248,651)	(256,111)	(263,794)
Property Mgmt	(39,012)	(40,182)	(41,388)	(42,629)	(43,908)	(45,226)	(46,582)	(47,980)	(49,419)	(50,902)
Reserves	(20,048)	(20,649)	(21,269)	(21,907)	(22,564)	(23,241)	(23,938)	(24,656)	(25,396)	(26,158)
NOI	(10,409)	(13,229)	(16,185)	(19,279)	(22,520)	(25,911)	(29,457)	(33,166)	(37,042)	(41,092)
Mortgage A	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)
Mortgage B	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	10.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.80%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,600
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	(40,197)	(43,018)	(45,973)	(49,068)	(52,308)	(55,700)	(59,245)	(62,954)	(66,830)	(70,881)
DCR Mortgage A	(2.71)	(3.45)	(4.22)	(5.02)	(5.87)	(6.75)	(7.67)	(8.64)	(9.65)	(10.70)
DCR Mortgage B	(0.55)	(0.66)	(0.77)	(0.89)	(1.02)	(1.15)	(1.28)	(1.43)	(1.58)	(1.73)
DCR Mortgage C										
DCR Other Source										
Total DCR	(0.35)	(0.44)	(0.54)	(0.65)	(0.76)	(0.87)	(0.99)	(1.11)	(1.24)	(1.38)
Oper Exp Coverage Ratio	0.96	0.95	0.94	0.93	0.92	0.91	0.91	0.90	0.89	0.88
Mortgage A Balance	96,604	93,718	90,803	87,859	84,885	81,881	78,847	75,783	72,687	69,561
Mortgage B Balance	1,233,047	1,219,366	1,205,546	1,191,588	1,177,490	1,163,250	1,148,868	1,134,340	1,119,667	1,104,846
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	334,914	341,612	348,444	355,413	362,521
Ancillary Income	4,816	4,913	5,011	5,111	5,213
Vacancy	(33,973)	(34,652)	(35,345)	(36,052)	(36,773)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(271,708)	(279,859)	(288,255)	(296,902)	(305,809)
Property Mgmt	(52,429)	(54,002)	(55,622)	(57,290)	(59,009)
Reserves	(26,943)	(27,751)	(28,583)	(29,441)	(30,324)
NOI	(45,323)	(49,740)	(54,351)	(59,162)	(64,182)
Mortgage A	(3,839)	(3,839)	(3,839)	(3,839)	(3,839)
Mortgage B	(25,950)	(25,950)	(25,950)	(25,950)	(25,950)
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(75,111)	(79,528)	(84,139)	(88,950)	(93,970)
DCR Mortgage A	(11.81)	(12.96)	(14.16)	(15.41)	(16.72)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	10.00%
Ancillary Income Limit	2.00%

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

Asset Management Fee Amount (include total charged by all lenders/investors)		Yr 1 Asset Mgt Fee Percentage of EGI:	0.00%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	12.80%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	21,600
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

DCR Mortgage B	(1.89)	(2.06)	(2.24)	(2.43)	(2.62)
DCR Mortgage C					
DCR Other Source					
Total DCR	(1.52)	(1.67)	(1.82)	(1.99)	(2.15)
Oper Exp Coverage Ratio	0.87	0.86	0.85	0.85	0.84
Mortgage A Balance	66,403	63,214	59,992	56,739	53,452
Mortgage B Balance	1,089,877	1,074,757	1,059,485	1,044,059	1,028,479
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.

Vacancy has been underwritten to 10%, the maximum that USDA will underwrite to.

DSCR: Year 15 DSCR is slightly below the required 1.25. USDA underwrote a different distribution of the rents than what was proposed when waiver requests were initially submitted to DCA. This has impacted the revenue and thus DSCR. Applicant requests DCA consider a waiver of the DSCR in Year 15.

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 Meadow Crossing Apartments, Omega, Tift 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:

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19.)

20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

2 COST LIMITS

Pass?

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

New Construction and Acquisition/Rehabilitation

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

Is this Criterion met? **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	117,818 x 0 units = 0	0	129,599 x 0 units = 0
mi-Detached	1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0
	2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0

MSA for Cost Limit purposes:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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	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	24	144,909 x 24 units =	3,477,816	0	159,399 x 0 units =	0
	2 BR	2	13	176,506 x 13 units =	2,294,578	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>37</i>		<i>5,772,394</i>	<i>0</i>		<i>0</i>
Walkup	Efficiency	0	0	91,210 x 0 units =	0	0	100,331 x 0 units =	0
	1 BR	1	0	125,895 x 0 units =	0	0	138,484 x 0 units =	0
	2 BR	2	0	159,553 x 0 units =	0	0	175,508 x 0 units =	0
	3 BR	3	0	208,108 x 0 units =	0	0	228,918 x 0 units =	0
	4 BR	4	0	259,274 x 0 units =	0	0	285,201 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator	Efficiency	0	0	95,549 x 0 units =	0	0	105,103 x 0 units =	0
	1 BR	1	0	133,769 x 0 units =	0	0	147,145 x 0 units =	0
	2 BR	2	0	171,988 x 0 units =	0	0	189,186 x 0 units =	0
	3 BR	3	0	229,318 x 0 units =	0	0	252,249 x 0 units =	0
	4 BR	4	0	286,647 x 0 units =	0	0	315,311 x 0 units =	0
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Total Per Construction Type			37		5,772,394	0		0

Valdosta

Tot Development Costs:
3,636,444

Cost Waiver Amount:

Historic Preservation Pts
0

Community Transp Opt Pts
0

Project Cost Limit (PCL)
5,772,394

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

Threshold Justification per Applicant *DCA's Comments:*

3 TENANCY CHARACTERISTICS This project is designated as: **Family** **Pass?**

Threshold Justification per Applicant *DCA's Comments:*
The subject will offer one 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 inclu 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: **91.70%**
 D. Overall capture rate for tax credit units: **49.30%**

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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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	Project Nbr	Project Name	Project Nbr	Project Name
1	2014-008 Groves Place	3		5	
2	2015-032 E.B. Hamilton Drive	4		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

The Omega Site PMA is very rural in nature, which results in a limited supply of conventional rental product. The existing subject site is the only conventional rental property surveyed in the Site PMA. Three LIHTC projects outside the Site PMA were surveyed, all of which are 100% occupied.

5d. The subject's overall capture rate of 14.9% when assuming the retention of RA is considered achievable and demonstrates a sufficient base of support for the subject project under this scenario. In the unlikely event RA was lost and the property was to operate exclusively under the LIHTC guidelines, the overall capture rate increases to 49.3%, which suggests a more limited base of support for the subject project in this unlikely scenario. Effectively, however, the subject project will only need to fill the currently vacant units and those which would become vacant from tenant turnover due to tenants no longer qualifying under the LIHTC guidelines. In this scenario, the RA units would have a capture rate of 0.4%, while the non-RA units would have a capture rate of 16.4%, both of which are considered achievable and are below the GDCA threshold of 35% for projects in rural markets. In reality, the developer will also provide a Private Rental Assistance (PRA) subsidy which will be made available to all current unassisted tenants. When considering the retention of RA and the availability of this PRA subsidy, most if not all current tenants will continue to qualify and remain at the property post renovations. Thus, the subject's effective capture rate(s) is lower than that reflected

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

DCA's Comments:

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

- 1) Does it provide a land value?
- 2) Does it provide a value for the improvements?
- 3) Does the appraisal conform to USPAP standards?
- 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

1) **Yes**
 2) **Yes**
 3) **Yes**
 4) **No**

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?
- 2) Subdivided?
- 3) Modified?

1) **No**
 2) **No**
 3) **No**

Threshold Justification per Applicant

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

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift 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.

Pass?

7 ENVIRONMENTAL REQUIREMENTS

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

1) **Geotechnical & Environmental Consultants, Inc.**

2) **<65 dB**

No applicable road sources (<65 dB), No applicable railways (<65 dB), No applicable Airports (<55 dB)

D. Is the subject property located in a:

D.

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

1) **No**
2) **No**
a)
b)
c)
3) **No**
a)
b)
c)
4) **No**

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

- 1) Lead-based paint? **No**
- 2) Noise? **No**
- 3) Water leaks? **No**
- 4) Lead in water? **No**
- 5) Endangered species? **No**
- 6) Historic designation? **No**
- 7) Vapor intrusion? **No**
- 8) Asbestos-containing materials? **No**

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

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

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

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

1)
2)
3) **N/A**

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

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

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

H. **<<Select>>** **<<Select>>**

I. List all contiguous Census Tracts:

I.

J. Is Contract Addendum included in Application?

J.

Threshold Justification per Applicant

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

DCA's Comments:

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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8 SITE CONTROL

- A. Is site control provided through **November 30, 2017**? Expiration Date:
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A. Yes	
B. <<Select>>	
D. Yes	

Threshold Justification per Applicant

8 D. IOI: The General Partner of Omega Rental Housing, L.P. (the Transferor) is Hallmark Group Services of Georgia II, LLC of which Martin H. Petersen is the Manager and William A. Glisson is a Member.
 Martin H. Petersen is also the Limited Partner of Omega Rental Housing, L.P.
 Martin H. Petersen is the Manager and William A. Glisson is a Member of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Meadow Crossing, LLC (the
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. Yes	
C. Yes	
D. Yes	

Threshold Justification per Applicant

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

10 SITE ZONING

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

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

Threshold Justification per Applicant

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

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Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

DCA's Comments:

11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

N/A
Georgia Power

Pass?	
1) No	
2) Yes	

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

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

- A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
- 2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?
- B. Check all that are available to the site and enter provider name:
 - 1) Public water
 - 2) Public sewer

City of Omega
City of Omega

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

Threshold Justification per Applicant

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

DCA's Comments:

13 REQUIRED AMENITIES

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

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

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

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

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

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

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

1) pavilion		
2) computer room		

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

3) N/A		
4) N/A		

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

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

Pass?	
A. Disagree	
B. Agree	
Additional Amenities	
C. Disagree	
1) Yes	
2) Yes	
3) No	
4) Yes	
5) Yes	
6a) Yes	
6b) No	
D. N/A	
1)	
2)	
3a)	

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

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

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Applicant Response **DCA USE**

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

3b)

Threshold Justification per Applicant

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. **February 2, 2017**

Name of consultant preparing PNA:

James Brink-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 replac

D. Yes

DCA Rehabilitation Work Scope form referenced above clearly addresses:

1. All immediate needs identified in the PNA.
2. All application threshold and scoring requirements
3. All applicable architectural and accessibility standards.
4. All remediation issues identified in the Phase I Environmental Site Assessment

1) Yes

2) No

3) Yes

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? Site Map delineates the approximate location point of each photo?

C. Yes

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

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

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Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

- 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?

A.	Agree	
B.	Disagree	

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?

A1).	No	
2)	Yes	
3)	Yes	
4)	No	

- 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?

		Minimum Required:	
Nbr of Units Equipped:		Nbr of Units	Percentage
1) a. Mobility Impaired	2	2	5%
1) b. Roll-In Showers	1	1	40%
2) Sight / Hearing Impaired	1	1	2%

B1)a.	Yes	
b.	Yes	
2)	Yes	

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

C.	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 prior to submission of the project cost certification.
- 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.

C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

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Applicant Response **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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)
- 2) Major Bldg Component Materials & Upgrades (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
 Upgraded roofing shingles, or roofing materials (warranty 30 years or greater)

B.

1) Yes	
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.

1) No	
2) No	

Threshold Justification per Applicant

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

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

Pass?

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):
- F. **DCA Final Determination**

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

E. Certifying GP/Developer
 F. << Select Designation >>

Threshold Justification per Applicant

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

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

Pass?

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?

A. Yes	
B. No	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

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 nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I.

C.		
D.		
E.		
F.		
G.		
H.		
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.

B.		
C.		
D.		

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status

A.	Yes	
B.	No	
C.	No	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

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

E.

Threshold Justification per Applicant

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

DCA's Comments:

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

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

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

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

B1)	Yes	
-----	-----	--

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

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

2)	No	
----	----	--

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

3)	Yes	
----	-----	--

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

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

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

1) Number of Over Income Tenants	1	
2) Number of Rent Burdened Tenants	8	
3) Number of Vacancies	9	

4) Number of Down units	0	
5) Number of Displaced Tenants	1	

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

1) Individual interviews	Yes	
2) Meetings	Yes	

3) Written Notifications	Yes	
4) Other - describe in box provided:	<input type="text"/>	

Threshold Justification per Applicant

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

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

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

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

A.	Agree	
----	-------	--

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

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

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

C.	Agree	
----	-------	--

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

D.	Agree	
----	-------	--

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

E.	Agree	
----	-------	--

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

F.	Agree	
----	-------	--

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

G.	Agree	
----	-------	--

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

H.	Agree	
----	-------	--

Threshold Justification per Applicant

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

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift 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:

Empty yellow box for DCA's Comments.

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

Empty yellow box for DCA's Comments.

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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

TOTALS:

1. APPLICATION COMPLETENESS

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

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

Number: 0
Number: 0
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.

A. **0**
B. **0**

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 Meadow Crossing Apartments, Omega, Tift County

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

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						Score Value	Self Score	DCA Score
						TOTALS: 92	20	20
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: **36**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA		A.		
0.00%	0.00%	2	1.	0	0
0.00%	0.00%	1	2.	0	0

B. Deeper Targeting through New PBRA Contracts

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

Nbr of PBRA Residential Units:	

			B.		
0.00%	0.00%	3	1.	0	0
0	0	2	2.	0	0
		1			

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

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS See QAP Scoring for requirements. **13** **0** **0**

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

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..

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

Scoring Justification per Applicant

	A.	B.	C.
12			
1			
various			

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS See scoring criteria for further requirements and information **6** **0** **0**

Evaluation Criteria

Competitive Pool chosen: N/A - 4% Bond

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

Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

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

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

B. Access to Public Transportation

Choose only one option in B.

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

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

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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 requiremts for issuance of EPD No Further Action or Limitation of Liability ltr

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

Yes/No	Yes/No

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

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

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

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

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

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 Meadow Crossing Apartments, Omega, Tift County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:

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

<<Enter LEED AP's Name here>> <<Enter LEED AP's Company Name here>>

Commitments for Building Certification:

- Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
- Project will meet program threshold requirements for Building Sustainability?
- 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**

B.		
----	--	--

C. Exceptional Sustainable Building Certification

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

C.	Yes/No	Yes/No
----	--------	--------

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

- A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
- 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.
- For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

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

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

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/):

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

	Yes/No	Yes/No

C. Georgia Department of Public Health Stable Communities

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

Per Applicant	Per DCA
<Select>	<Select>

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

D. Mixed-Income Developments in Stable Communities

Market units: **0** Total Units: **37** 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		
-----------	--	--

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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

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

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

A. Community Revitalization

2	A.		
		Yes/No	Yes/No

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

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

i.) Enter page nbr(s) here
ii.)

i.)		
ii.)		

- 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? **Yes** Census Tract Number: **9608.000** Eligible Basis Adjustment: **DDA/QCT**

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

OR

B. Community Transformation Plan

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

6	B.		
2	1.		
1	CBD		

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

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.

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		
1	ii.	
1	b)	

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

Enter page nbr(s) here

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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

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

a) Public and Private Engagement

Tenancy:

Family

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

i. Transformation Partner 1	<Select Transformation Partner type>	Date of Public Meeting 1 between Partners			
Org Name			Date(s) of publication of meeting notice		
Website			Publication(s)		
Contact Name	Direct Line		Social Media		
Email			Mtg Locatn		
Role			Which Partners were present at Public Mtg 1 between Partners?		
ii. Transformation Partner 2	<Select Transformation Prtnr type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs		
Org Name			Date(s) of publication of meeting notice		

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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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. Public Meetings ii.

Yes/No	Yes/No

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 Transformtn 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	

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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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.

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

Bank Name	
Account Name	
Bank Website	
Contact Email	

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

2. Long-term Ground Lease

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

1 2.

3. Third-Party Capital Investment

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

2 3.

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

 miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

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):

3,636,444

(Choose only one.)

D. Community Designations

10 D.

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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

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

Scoring Justification per Applicant

DCA's Comments:

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

0	0
---	---

A. Phased Developments

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

A.		
1.		

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

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

2. Was the community originally designed as one development with different phases?
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 3

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

2.		
3.		

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

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

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

1. Within the last **Five (5)** DCA funding cycles 3

1.		
2.		
2. Since the 2000 DCA Housing Credit Competitive Round (additional point) 1

2.		
3.		
- OR** 3. Within the last **Four (4)** DCA funding cycles 2

3.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

10. MARKET CHARACTERISTICS 2

0	0
---	---

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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)

1

0	0
---	---

A. Waiver of Qualified Contract Right

1

--	--

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

B. Tenant Ownership

1

--	--

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

DCA's Comments:

12. EXCEPTIONAL NON-PROFIT

0

3

--	--

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

--	--

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

--	--

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

--	--

DCA's Comments:

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

37

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. Peters
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 Manager	99.9900%	Thomas G. Paramore, Jr.	Developmt Consult	Greystone Affordable Development	0.0000%	Tanya Eastwook
State LP	Boston Financial Investment Manager	0.0000%	Thomas G. Paramore, Jr.				

Scoring Justification per Applicant

DCA's Comments:

14. DCA COMMUNITY INITIATIVES

2

0	0
---	---

A. Georgia Initiative for Community Housing (GICH)

1

--	--

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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

< 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: **Omega** County: **Tift** QCT? **Yes** Census Tract #: **9608.000**

Scoring Justification per Applicant

DCA's Comments:

B. Yes/No	Yes/No

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

3,636,444	0.0000%
0	0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift 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

0 - 10
0 - 10
0 - 5
0 - 5
0 - 5
0 - 5
0 - 40

Ranking Pts

1.	
2.	
3.	
4.	
5.	
6.	
Total:	0

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

4
36
4
24

3	0	0
A.	0	0
1.		
2.		
3.		
4.		
B.	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%

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

A. Historic and Adaptive Reuse

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

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

Historic Credit Equity:
Historic adaptive reuse units:
Total Units
% of Total

0
0
37
0.00%

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

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

DCA's Comments:

Nbr Historic units:
Total Units
% of Total

0
37
0.00%

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

A. Preventive Health Screening/Wellness Program for Residents 3

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

0	0

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

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

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

0	0

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

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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?

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

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

1. The dedicated multi-purpose walking trail that is 1/2 mile or longer that promotes walking, jogging, or biking will:

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

a)	<input type="text"/>	<input type="text"/>
b)	<input type="text"/>	<input type="text"/>
c)	<input type="text"/>	<input type="text"/>
d)	<input type="text"/>	<input type="text"/>
e)	<input type="text"/>	<input type="text"/>

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

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

Length of Trail miles

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

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

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:

Tenancy

Family

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

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

School Level

School Name (from state CCRPI website)

Grades Served

Charter School?

CCRPI Scores from School Years Ending In:

2013 2014 2015 2016

Average CCRPI Score

CCRPI > State Average?

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	2013	2014	2015	2016	Average CCRPI Score	CCRPI > State Average?
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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="text"/>

Scoring Justification per Applicant

DCA's Comments:

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

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

2

PART NINE - SCORING CRITERIA - 2017-0 Meadow Crossing Apartments, Omega, Tift County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

2

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:

Scoring Justification per Applicant

	Per Applicant	Per DCA

0.00%

0.00%

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

Omega
Tift
Tift Co.
Non-MSA
Rural

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

10

10	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 Meadow Crossing Apartments, Omega, Tift 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

Meadow Crossing Apartments

Omega, Tift 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

Meadow Crossing Apartments

Omega, Tift County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Meadow Crossing Apartments

Omega, Tift County

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

Scoring Section 16 - Innovative Project Concept Narrative

Meadow Crossing Apartments

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

MSA	Type	Unit TDC Limit by Bedroom Size				Historic / CTO	MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3				4+	0	1	2	3
Albany	Detached/Se	120,264	151,510	191,153	233,904	275,297	Albany	Detached/Se	132,290	173,261	210,268	257,294	302,826
Albany	Elevator	97,421	136,390	175,358	213,311	252,264	Albany	Elevator	107,163	150,029	192,893	251,192	321,490
Albany	Row House	112,781	147,999	180,148	221,709	263,370	Albany	Row House	124,059	162,798	198,162	243,879	289,707
Albany	Walkup	93,491	129,089	163,659	213,583	266,118	Albany	Walkup	102,840	141,997	180,024	234,941	292,729
Athens	Detached/Se	124,002	160,434	197,155	241,296	284,013	Athens	Detached/Se	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	100,476	140,667	180,857	221,143	261,429	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	166,552	219,440	274,022	Athens	Walkup	105,922	146,256	185,403	241,934	301,435
Atlanta	Detached/Se	139,407	182,430	221,255	270,488	318,270	Atlanta	Detached/Se	153,347	200,673	243,380	291,536	350,097
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351	Atlanta	Elevator	124,062	173,886	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/Se	128,534	167,884	203,317	248,031	291,664	Augusta	Detached/Se	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	103,683	145,157	186,630	248,840	311,850	Augusta	Elevator	114,051	159,672	205,293	273,724	342,155
Augusta	Row House	121,141	158,487	192,445	235,984	279,881	Augusta	Row House	133,255	174,335	211,689	259,582	307,869
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094	Augusta	Walkup	111,567	154,240	195,796	256,031	319,103
Chattanooga	Detached/Se	133,109	174,341	211,588	258,924	304,750	Chattanooga	Detached/Se	146,419	191,775	232,746	284,816	335,225
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504	Chattanooga	Elevator	118,618	166,064	213,512	284,683	358,854
Chattanooga	Row House	124,813	163,799	199,290	245,608	291,330	Chattanooga	Row House	137,294	180,178	219,329	269,948	320,663
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424	Chattanooga	Walkup	113,789	157,113	199,183	259,933	323,866
Columbus	Detached/Se	121,194	158,615	192,390	235,232	276,796	Columbus	Detached/Se	133,313	174,476	216,229	268,755	304,475
Columbus	Elevator	98,067	137,294	176,521	225,361	294,201	Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	113,800	149,219	181,518	223,185	265,013	Columbus	Row House	125,180	164,140	199,669	245,503	291,514
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563	Columbus	Walkup	104,040	142,701	182,245	237,964	296,519
Macon	Detached/Se	122,484	160,449	194,750	238,857	280,587	Macon	Detached/Se	134,732	180,493	214,225	262,192	308,612
Macon	Elevator	99,250	138,950	178,650	228,200	297,750	Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	114,820	150,709	183,480	225,870	268,343	Macon	Row House	126,302	165,779	201,828	248,457	295,177
Macon	Walkup	95,112	131,315	166,465	217,213	270,634	Macon	Walkup	104,623	144,446	183,111	238,934	297,697
Savannah	Detached/Se	128,669	168,462	204,394	250,016	294,230	Savannah	Detached/Se	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	104,177	145,848	187,519	230,025	281,330	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	174,214	211,999	260,795	309,742
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392	Savannah	Walkup	110,224	152,216	193,010	251,948	313,931
Valdosta	Detached/Se	117,818	154,420	187,511	229,637	270,341	Valdosta	Detached/Se	129,599	169,862	206,262	252,600	297,375
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647	Valdosta	Elevator	105,103	147,145	189,186	252,249	315,311
Valdosta	Row House	110,334	144,009	176,506	217,443	258,414	Valdosta	Row House	121,367	159,399	194,156	239,187	284,255
Valdosta	Walkup	91,210	125,995	159,553	206,108	259,274	Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

Category	Specification	Scale	Minimum	Maximum					
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a					
		Other MSA	4,000	n/a					
		Rural MSA	3,500	n/a					
		Non-MSA without USDA Financing	3,000	n/a					
		Non-MSA with USDA Financing	3,000	n/a					
Replacement Reserve Pymt	Rehab New	Per Unit	350	n/a					
		Single Family and Duplex	250	n/a					
		Historic Rehab	420	n/a					
Development Costs	HOME 227(a)(1) Unit Subsidy Limits	0 BR	110,481	126,647					
		1 BR	154,003	170,169					
		2 BR	199,229	215,395					
		3 BR	244,455	260,621					
		4 BR	289,681	305,847					
		Minimum	1,000	0					
		Maximum	Maximum is project-specific						
		Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500				
				Per Project - Nonprofit	5,500				
				Per Project - For Profit or Joint Venture	5,000				
				Per Project - Nonprofit	1,000				
				Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500				
				LESSER OF % of Construction Hard Costs	25,000	see UCL			
				OR Dollar amount	N/A	500,000			
				LESSER OF % of Construction Hard Costs	N/A	7%			
OR Dollar amount	N/A			500,000					
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			6%					
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			2%					
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			6%					
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			20,000					
Per Project - Credit Request	8%								
Per Project - Credit Request	8%								
Hard Costs	Rehab	Per Unit	800	n/a					
		Per Unit	400	n/a					
		Per Dwelling	1500	n/a					
		Per Unit or File	750	n/a					
		Per Unit or File	75						
		Maximum	1,800,000						
		Maximum Waiver Amount for 4% bond applications	2,500,000						
		% of (TDC - budgeted DF - (non - use Land)	15%						
		% of Existing Structures acquisition cost (including Acquisition Legal Fees)	15%						
		% of (TDC - budgeted DF - use Land - Acq Lgl Fees - Existing Structures)	15%						
		% of (TDC - budgeted DF - use Land - Acq Lgl Fees - Existing Structures)	15%						
		% of (TDC - budgeted DF - use Land)	15%						
		LESSER OF % of (TDC - use Land - budgeted DF - (bldg profit)	15%						
		OR percentage proposed	0	15					
		Deferred DF Term (Years)	0%	50%					
Deferred DF % of Total DF	6	n/a							
Operating Deficit Reserve	Mths of Year 1 Debt Service (out of 12)	Per Project	6	n/a					
		Mths of Year 1 O&M Expense (out of 12)	6	n/a					
		Mths of projected operating expenses	3	n/a					
		Per Project	3,000						
		Rent Up Reserve	LHTC Final Inspection Fee	Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
				Per Project	3,000				
Per Project	3,000								
Per Project	3,000								
Per Project	3,000								
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations			70%	80%	90%	Base	108%	116%
		Per Operation Year	0	7	1				
		Per Operation Year	1	0.75	1	1.5			
		Per Operation Year	2	0.9	3				
		Per Operation Year	3	1.04	4.5				
		Per Operation Year	4	1.16	6				
		Per Operation Year	5	1.28	7.5				
		Setasides	CHDO	Percent of available 9% credit pool					
				Amount from state HOME allocation					
				Percent of available 9% credit pool					
				Amount from state HOME allocation					
				Percent of available 9% credit pool					
				Amount from state HOME allocation					
				Percent of available 9% credit pool					
				Amount from state HOME allocation					
Percent of available 9% credit pool									
Amount from state HOME allocation									
Percent of available 9% credit pool									
Amount from state HOME allocation									
Percent of available 9% credit pool									
Amount from state HOME allocation									
Unit Accessibility	Rural			Percent of Total Units	5%				
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						
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		Percent of Total Units	2%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						

Category	Specification	Scale	Minimum	Maximum		
Annual Operating Expenses	Urban City of Atlanta	Per Unit	4,500	n/a		
		Other MSA	4,000	n/a		
		Rural MSA	3,500	n/a		
		Non-MSA without USDA Financing	3,000	n/a		
		Non-MSA with USDA Financing	3,000	n/a		
Replacement Reserve Pymt	Rehab New	Per Unit	350	n/a		
		Single Family and Duplex	250	n/a		
		Historic Rehab	420	n/a		
Development Costs	HOME 227(a)(1) Unit Subsidy Limits	0 BR	110,481	126,647		
		1 BR	154,003	170,169		
		2 BR	199,229	215,395		
		3 BR	244,455	260,621		
		4 BR	289,681	305,847		
		Minimum	1,000	0		
		Maximum	Maximum is project-specific			
		Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture	6,500	
				Per Project - Nonprofit	5,500	
				Per Project - For Profit or Joint Venture	5,000	
				Per Project - Nonprofit	1,000	
				Avg Per "Dwelling" unit hard costs - not including community bldgs and common areas.	500	
				LESSER OF % of Construction Hard Costs	25,000	see UCL
				OR Dollar amount	N/A	500,000
				LESSER OF % of Construction Hard Costs	N/A	7%
OR Dollar amount	N/A			500,000		
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			6%		
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			2%		
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			6%		
% of (Construction Hard Costs, exclusive of Contingency and Contractor Svcs)	n/a			20,000		
Per Project - Credit Request	8%					
Per Project - Credit Request	8%					
Hard Costs	Rehab	Per Unit	800	n/a		
		Per Unit	400	n/a		
		Per Dwelling	1500	n/a		
		Per Unit or File	750	n/a		
		Per Unit or File	75			
		Maximum	1,800,000			
		Maximum Waiver Amount for 4% bond applications	2,500,000			
		% of (TDC - budgeted DF - (non - use Land)	15%			
		% of Existing Structures acquisition cost (including Acquisition Legal Fees)	15%			

Apartment (2-4 units)	Propane	23	35	41	54	70	19	27	31	39	50
	Electric	12	17	20	26	33	8	12	12	15	24
	Electric Heat	4	5	4	5	11	2	2	2	3	4
	Cooking	2	3	3	4	5	2	3	4	5	6
	Natural Gas	6	10	12	14	19	10	12	17	21	25
	Propane	6	7	7	8	12	5	7	9	11	15
	Electric	15	21	27	33	42	15	21	27	33	42
	Other Electric	5	6	9	12	14	8	10	13	16	19
	Air Cond.	5	6	9	12	14	8	10	13	16	19
	Hot Water	10	14	21	25	29	10	14	21	25	29
Propane	9	14	19	24	28	9	14	18	23	28	
Electric	17	20	23	28	34	11	18	22	27	33	
Water	18	21	25	31	37	19	20	25	30	35	
Sewer	15	15	15	15	15	15	15	15	15	15	
Trash Collection	11	11	11	11	11	11	11	11	11	11	
Range/Microw	13	13	13	13	13	13	13	13	13	13	
Refrigerator	13	13	13	13	13	13	13	13	13	13	
Single Family Home	Heating	14	12	16	19	24	7	9	12	15	18
	Natural Gas	8	15	22	28	39	9	22	30	41	53
	Propane	8	20	26	31	39	10	14	18	22	28
	Electric	9	14	16	18	24	4	6	7	8	11
	Electric Heat	3	3	3	3	3	3	3	3	3	3
	Cooking	7	11	13	15	20	11	13	17	22	26
	Natural Gas	5	7	9	12	15	5	7	9	11	15
	Electric	17	24	30	37	47	17	23	30	36	46
	Other Electric	6	9	11	14	18	9	13	17	20	27
	Air Cond.	3	4	6	7	8	3	5	6	8	9
Hot Water	11	14	22	26	30	11	15	22	26	30	
Propane	3	4	6	7	8	3	5	6	8	9	
Electric	17	20	23	28	34	17	18	22	27	32	
Water	18	21	25	31	37	19	20	25	30	35	
Sewer	15	15	15	15	15	15	15	15	15	15	
Trash Collection	11	11	11	11	11	11	11	11	11	11	
Range/Microw	13	13	13	13	13	13	13	13	13	13	
Refrigerator	13	13	13	13	13	13	13	13	13	13	
Single Family Attached	Heating	13	13	13	13	13	13	13	13	13	13
	Natural Gas	23	39	50	63	72	22	30	37	46	56
	Propane	18	18	23	28	35	9	13	16	20	26
	Electric	5	4	4	5	11	2	2	2	3	4
	Electric Heat	2	3	3	4	5	2	3	4	5	6
	Cooking	7	11	13	15	20	11	13	17	22	26
	Natural Gas	5	7	9	12	15	5	7	9	11	15
	Electric	17	24	30	37	47	17	23	30	36	46
	Other Electric	6	9	11	14	18	9	13	17	20	27
	Air Cond.	3	4	6	7	8	3	5	6	8	9
Hot Water	11	14	22	26	30	11	15	22	26	30	
Propane	9	14	19	24	28	9	14	18	23	28	
Electric	17	20	23	28	34	17	18	22	27	32	
Water	18	21	25	31	37	19	20	25	30	35	
Sewer	15	15	15	15	15	15	15	15	15	15	
Trash Collection	11	11	11	11	11	11	11	11	11	11	
Range/Microw	13	13	13	13	13	13	13	13	13	13	
Refrigerator	13	13	13	13	13	13	13	13	13	13	

2016	Area	City	State	County Name	Utility Region	Non/Metro/Colo-SA	MSA?	CMR MSA	FMR MSA	DCA Rural	Tax Exempt	City	County	Notes
Abby	47,000	AL	Appling	South	Appling Co.	Non-MSA	Appling Co.	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville	Has LHTC Project
Abby	45,800	GA	Appling	South	Appling Co.	Non-MSA	Appling Co.	N	Rural	Kowich Downtown Development Authority	Abbeville	Wilcox	Abbeville	Has LHTC Project
Adair	56,100	AR	Bacon	South	Bacon Co.	Non-MSA	Bacon Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairville	Has LHTC Project
Adair	35,400	AZ	Baker	South	Baker Co.	Non-MSA	Baker Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairville	Has LHTC Project
Adair	67,500	GA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairville	Has LHTC Project
Adair	59,000	CO	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairville	Has LHTC Project
Adair	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	50,000	DE	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	52,900	NC	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,700	GA	Bibb	North	Macon	Non-MSA	Macon, GA M	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	47,000	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	49,700	GA	Brunswick	South	Brunswick Co.	MSA	Brunswick Co.	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	50,000	IL	Bryant	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	63,000	IN	Bulls	North	Savannah	MSA	Savannah, GA	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	61,200	VA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,600	KY	Bulls	North	Bulls Co.	MSA	Bulls County	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	61,200	CA	Chattahoochee	South	Chattahoochee Co.	Non-MSA	Chattahoochee Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	51,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,900	MI	Catoosa	North	Chattahoochee	MSA	Chattahoochee	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	39,800	MS	Chatahoochee	South	Savannah	MSA	Savannah, GA	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	51,800	MO	Chattahoochee	South	Chattahoochee Co.	Non-MSA	Chattahoochee Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	44,900	MT	Chatahoochee	South	Chattahoochee Co.	Non-MSA	Chattahoochee Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	45,300	NV	Clarke	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	51,800	NJ	Clay	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	42,500	NC	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	49,200	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	47,100	OR	Catoosa	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	53,000	PA	Crawford	North	Macon	Non-MSA	Macon, GA M	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	45,800	RI	Craig	South	Craig Co.	Non-MSA	Craig County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	52,600	SC	Chattahoochee	South	Chattahoochee Co.	Non-MSA	Chattahoochee Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Co.	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	52,300	TX	DeKalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	50,400	VA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	48,700	WA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	49,500	WV	Early	South	Early Co.	Non-MSA	Early County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	51,400	WI	Echoles	South	Valdosta	MSA	Valdosta, GA	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	62,700	WY	Elphinstone	South	Savannah	MSA	Savannah, GA	Y	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	43,700	GA	Elbert	North	Elbert Co.	Non-MSA	Elbert County	N	Rural	Alma Downtown Development Authority	Alma	Whitaker	Alma	Has LHTC Project
Adair	35,700	GA	Evans	South	Evans Co.	Non								

Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N	Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LHTC Project
Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Development Authority of LaFayette	Cobbtown	Tatnall	Jesup	Has LHTC Project
Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Development Authority of LaGrange	Gordon	Rocky	Johns Creek	Has LHTC Project
Schley	North	Schley County	Non-MSA	Schley Count	N	Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro	Has LHTC Project
Scriven	South	Scriven Co.	Non-MSA	Scriven Cou	N	Rural	Development Authority of Lawrenceville, GA	Cobart	Madison	Kingland	Has LHTC Project
Select City Ist	Select City Ist	Seminole Co.	Non-MSA	Seminole Co	N	DCA Rural	Development Authority of Lumpkin County	College Park	Fulton	Colman	Has LHTC Project
Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N	Rural	Development Authority of Macon County	Collins	Tatnall	Lakeland	Has LHTC Project
Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LHTC Project
Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N	Rural	Development Authority of McIntosh County	Conley	Waynes	Lanoka	Has LHTC Project
Stewart	South	Stewart Co.	Non-MSA	Stewart Cou	N	Rural	Development Authority of McIntosh County and the City of Columbus	Conner	Madison	Lawrenceville	Has LHTC Project
Sumter	North	Sumter Co.	Non-MSA	Sumter Count	N	Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LHTC Project
Tabbot	North	Tabbot Co.	Non-MSA	Tabbot Count	N	Rural	Development Authority of Morgan County	Concord	Ple	Lenoirton	Has LHTC Project
Talafiero	North	Talafiero Co.	Non-MSA	Talafiero Cou	N	Rural	Development Authority of Palmetto	Conley	Clayton	Milledgeville	Has LHTC Project
Tatnall	South	Tatnall Co.	Non-MSA	Tatnall Cou	N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LHTC Project
Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N	Rural	Development Authority of Peachtree City	Coodage	Thomas	Louisville	Has LHTC Project
Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N	Rural	Development Authority of Pike County	Cordele	Craig	Lula	Has LHTC Project
Tennil	South	Albany, GA M	MSA	Albany, GA M	Y	Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LHTC Project
Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N	Rural	Development Authority of Rabun County	Corning	Habersham	Lumber City	Has LHTC Project
Tift	South	Tift Co.	Non-MSA	Tift County, G	N	Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons	Has LHTC Project
Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N	Rural	Development Authority of Rockdale County	Crawford	Newnan	Mableton	Has LHTC Project
Towns	North	Towns Co.	Non-MSA	Towns Count	N	Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LHTC Project
Treutlen	South	Treutlen Cou	Non-MSA	Treutlen Cou	N	Rural	Development Authority of Seminole County and Donatons	Crawfordville	Talfero	Madison	Has LHTC Project
Troup	North	Troup Co.	Non-MSA	Troup Count	N	Rural	Development Authority of St. Marys	Crossed Creek	Panama	Manchester	Has LHTC Project
Turner	South	Turner Count	Non-MSA	Turner Count	N	Rural	Development Authority of Tabor County	Culoden	Monroe	Marietta	Has LHTC Project
Twiggs	North	Macon, GA M	MSA	Macon, GA M	Y	Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LHTC Project
Union	North	Union Co.	Non-MSA	Union Count	N	Rural	Development Authority of the City of Americus	Cusseta	Chathamcoodee	Martinez	Has LHTC Project
Upson	North	Upson Co.	Non-MSA	Upson Count	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Rocky	Has LHTC Project
Walker	North	Chattanooga	MSA	Atlanta-Sandy	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Ware	South	Ware Co.	Non-MSA	Ware County	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Warren	North	Warren Co.	Non-MSA	Warren Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Washington	North	Washington Co.	Non-MSA	Washington C	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wayne	South	Wayne Co.	Non-MSA	Wayne Count	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Webster	South	Webster Co.	Non-MSA	Webster Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wheeler	South	Wheeler Cou	Non-MSA	Wheeler Cou	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
White	North	White Co.	Non-MSA	White County	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Whitfield	North	Dalton	MSA	Dalton, GA H	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project
Worth	South	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of the City of Dalton	Dacula	Gwinnett	Milledgeville	Has LHTC Project

Housing Authority of Fulton County Jackson Butts
Housing Authority of Gwinnett County Jacksonville Telfair
Housing Authority of Lee County John Early
Housing Authority of Savannah Jasper Pickens
Housing Authority of Screven County Jefferson Jackson
Housing Authority of the City of Acworth Jeffersonville Twiggs
Housing Authority of the City of Adis, Georgia Jenkinsburg Butts
Housing Authority of the City of Alamo Jersey Walton
Housing Authority of the City of Albany Jesup Wayne
Housing Authority of the City of Ashburn Johns Creek Fulton
Housing Authority of the City of Athens, Georgia Jonesboro Clayton
Housing Authority of the City of Augusta, Georgia Junction City Tabbot
Housing Authority of the City of Barbridge Kentucky Cobb
Housing Authority of the City of Basky Keyville Burke
Housing Authority of the City of Blackshear Kings Bay Base Camden
Housing Authority of the City of Blakely, Georgia Kingland Camden
Housing Authority of the City of Buford, Georgia Kingman Barrow
Housing Authority of the City of Cairo, Georgia Kite Johnson
Housing Authority of the City of Calhoun Knowles Crawford
Housing Authority of the City of Camilla LaFayette Walker
Housing Authority of the City of Canton LaGrange Trosp
Housing Authority of the City of Cave Spring Lake City Clayton
Housing Authority of the City of Cedartown, Ga Lake Park Lowndes
Housing Authority of the City of Chatsworth, Ga Lakeside Lanier
Housing Authority of the City of Clarkston Lakeview Calsoo
Housing Authority of the City of Clayton, Georgia Lakeview Estate Rockdale
Housing Authority of the City of Cleveland, Ga Lawton Franklin
Housing Authority of the City of College Park Lawrenceville Gwinnett
Housing Authority of the City of Colquitt Leary Calhoun
Housing Authority of the City of Conyers Leesburg Lee
Housing Authority of the City of Cornelia, Ga Lincolnton Cook
Housing Authority of the City of Cowington Leslie Sumter
Housing Authority of the City of Crawfordville Louington Oglethorpe
Housing Authority of the City of Cumming Liburn Gwinnett
Housing Authority of the City of Cutbert, GA Lilly Doody
Housing Authority of the City of Dalton Lincoln Park Upson
Housing Authority of the City of Dawson Lincolnton Lincoln
Housing Authority of the City of Decatur, Georgia Lithwood Walker
Housing Authority of the City of Doravon, Georgia Lithia Springs Douglas
Housing Authority of the City of Dublin, Georgia Lithonia DeKalb
Housing Authority of the City of East Point, Georgia Locust Grove Henry
Housing Authority of the City of Eastman Loganville Walton
Housing Authority of the City of Eatonton Lone Oak Meriwether
Housing Authority of the City of Edison, GA Lookout Mount Walker
Housing Authority of the City of Elaville Louisville Jefferson
Housing Authority of the City of Elberton Lowley Clayton
Housing Authority of the City of Fitzgerald Ludowick Long
Housing Authority of the City of Forsyth Lula Hall
Housing Authority of the City of Fort Gaines Lumber City Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia Lumpkin Stewart
Housing Authority of the City of Fort Valley Luthersville Meriwether
Housing Authority of the City of Gainesville Lyerty Chatsoga
Housing Authority of the City of Geneva Lyons Toombs
Housing Authority of the City of Glenwood Mableton Cobb
Housing Authority of the City of Granville Macon Bibb
Housing Authority of the City of Greensboro, Georgia Madison Morgan
Housing Authority of the City of Griffin Manassas Tatnall
Housing Authority of the City of Habira, Georgia Manchester Meriwether
Housing Authority of the City of Hampton, Georgia Mansfield Newton
Housing Authority of the City of Hartwell, Georgia Maricopa Cobb
Housing Authority of the City of Hartwell Marshulake Macon
Housing Authority of the City of Hinesville, Ga Martin Stephens
Housing Authority of the City of Hogansville Martinez Columbia
Housing Authority of the City of Jasper Mathews Jefferson
Housing Authority of the City of Jefferson Maxeys Oglethorpe
Housing Authority of the City of Jesup Mayssville Banks
Housing Authority of the City of Lakeland, Georgia McCalystine Fannin
Housing Authority of the City of Loxonia McDonough Henry
Housing Authority of the City of Lawrenceville, GA McIntyre Wilkinson
Housing Authority of the City of Lithonia, Georgia McRae Telfair
Housing Authority of the City of Loganville, GA Mearsville Pies
Housing Authority of the City of Louisville Meigs Thomas
Housing Authority of the City of Macon, Georgia Mendes Tatnall
Housing Authority of the City of Madison, GA Meritt Chatsoga
Housing Authority of the City of Marietta Metter Candler
Housing Authority of the City of McDonough Middle Burke
Housing Authority of the City of Meritt Midway Liberty
Housing Authority of the City of Milledgeville and Sparta Milton Telfair
Housing Authority of the City of Milton Milton Jenkins
Housing Authority of the City of Monroe, GA Milton Lamar
Housing Authority of the City of Monticello Milton Fulton
Housing Authority of the City of Moultrie, Georgia Mineral Bluff Fannin
Housing Authority of the City of Mt. Vernon Mitchell Glynn
Housing Authority of the City of Nahata Misosa Pies
Housing Authority of the City of Nashville, Georgia Monroe Walton
Housing Authority of the City of Oakwood, Georgia Montezuma Macon
Housing Authority of the City of Ocala, Ga Montgomery Chatham
Housing Authority of the City of Panson, Georgia Monticello Jasper
Housing Authority of the City of Perry, Georgia Montrose Laurens
Housing Authority of the City of Quitman Moody AFB Lowndes
Housing Authority of the City of Ringgold Meriwether Coweta
Housing Authority of the City of Roberts, GA Morgan Calhoun
Housing Authority of the City of Roswell Morganston Fannin
Housing Authority of the City of Royston Morrow Clayton
Housing Authority of the City of Sandersville Morrow Brooks
Housing Authority of the City of Senoia Moultrie Colquitt
Housing Authority of the City of Sherman Mount Airy Habersham
Housing Authority of the City of Social Circle, GA Mount Vernon Montgomery
Housing Authority of the City of Soperton Mount Zion Carroll
Housing Authority of the City of Statesboro Mountain City Rabun
Housing Authority of the City of Summerville Mountain Park Fulton
Housing Authority of the City of Swainsboro Mountain Fulton
Housing Authority of the City of Sylken Nahata Brantley
Housing Authority of the City of Talpoosa, Georgia Nashville Bertin
Housing Authority of the City of Thomaston Hagler Lowndes
Housing Authority of the City of Thomasville, Georgia Nelson Pickens
Housing Authority of the City of Thomson, Georgia Newborn Newton
Housing Authority of the City of Tifton, Georgia Newington Screven
Housing Authority of the City of Toccoa, Ga Newnan Coweta
Housing Authority of the City of Vidalia Newton Baker
Housing Authority of the City of Vienna 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 Winder North Druid Hill DeKalb
Housing Authority of the City of Woodbury, Georgia North High Sho Oconee
Housing Authority of the City of Wrightsville Norwood Warren
Housing Authority of the County of Alkinson, Georgia Nunez Emanuel
Housing Authority of the County of DeKalb, Georgia Oak Park Emanuel
Housing Authority of the County of Harris Oakwood Hall
Housing Authority of the County of Houston, Georgia Othello Thomas
Housing Authority of the Town of Homer, Ga Ocala Irwin
Houston County Development Authority Oconee Washington
Isola Downtown Development Authority Odum Wayne
Jackson Housing Authority Offman Pierce
Jenkins County Development Authority Oglethorpe Macon
Joint Development Authority of Baker, Dougherty, Terrell, a Olwell Screven
Joint Development Authority of Barrow County and Pickens Omaha Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Ma Omega Tit
Joint Development Authority of Burke County and City of W Orchard Hill Spalding
Joint Development Authority of Carroll, Harborn, Polk, Hea Oxford Newton
Joint Development Authority of Fannin County, Towns Cou Palmetto Fulton
Joint Development Authority of Franklin, Hart and Stephens Parthenerville DeKalb
Joint Development Authority of Hazhurs, Lumber City an Parrott Terrell
Joint Development Authority of Jasper, Morgan, Newton, a Patterson Ponce
Joint Development Authority of Jeff Davis County, Habibur Pavo Thomas
Joint Development Authority of Metropolitan Atlanta Payne Bibb
Joint Development Authority of Northeast Georgia Peachtree City Fayette
Joint Development Authority of Wilkes-Barrow County Peachtree Corn Gwinnett
Kentnesaw Development Authority Pearson Atkinson
Kentnesaw Downtown Development Authority Pelham Mitchell
Kingland Development Authority Pennington Ryan
Kingland Downtown Development Authority Pendergrass Jackson
Kingston Downtown Development Authority Perkins Jenkins
LaFayette Housing Authority Perry Houston
LaGrange Development Authority Phillipsburg Tit
Lake Oconee Area Development Authority Pine Lake DeKalb
Laurens-Treuten Joint Development Authority Pine Mountain Harris
Lawton Downtown Development Authority Pinehurst Doody
Lincoln County Development Authority Phoenix Wilcox
Long County Housing Authority Pies Wilcox
Lyons Downtown Development Authority Plains Sumter
Macon-Bibb County Urban Development Authority Plainsville Chatham
Marion County Development Authority Pooler Chatham
Middle Coastal United Development Authority Port Wentworth Chatham
Middle Georgia Regional Development Authority Port Bulloch
Milledgeville Main Street The Downtown Development Auth Porterdale Newton
Miller County Development Authority Powder Spring Cobb
Montezuma Downtown Development Authority Prostan Wilkes
Montgomery County Development Authority Pulaski Candler
Moultrie-Colquitt County Development Authority Putney Dougherty
Nashville Downtown Development Authority Putnam Brooks
Northeast Georgia Housing Authority Ranger Gordon
Northwest Georgia Housing Authority Rauld Habersham
Northwest Georgia Joint Development Authority Ray City Bertin
Ocmulgee Regional Joint Development Authority Ryle Wilkes
Oglethorpe Development Authority Rebecca Turner
Okefenokee Area Development Authority Redan DeKalb
Palmetto Housing Authority Reed Creek Hart
Palmetto Housing Authority Register Bulloch

Pecker Development Authority	Redsville	Tatnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Renton	Lawrence
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Pulham Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Rhodes	Taylor
Redevelopment Authority of Clayton County	Rhine	Dodge
Rochelle Housing Authority	Riceboro	Liberty
Rockmart Development Authority	Richland	Stewart
Rome-Floyd County Development Authority	Richmond Hill	Ryan
Sandersville Downtown Development Authority	Ridgely	Washington
Sards Development Authority	Rincon	Effingham
Schieff-Sumter-Hazlet Counties Joint Development Authority	Ringsdorf	Camden
Scriven County Development Authority	Riversdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robert AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Polk
Southeast Georgia Joint Development Authority	Roddy Ford	Scriven
Sparta-Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Rossville	Carroll
Stephens County Development Authority	Rosselle	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Talpoosa Development Authority	Royston	Franklin
Tatnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrel County Development Authority	Salon	Camden
The Cammeria Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Clara	Toombs
The Development Authority of Snellville, Georgia	Sards	Burke
The Development Authority of the City of Camilla	Sasser	Tennell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Talapoosa	Savane Naacoo	White
The Downtown Development Authority of Bathbridge, Georgia	Savannah	Chatham
The Downtown Development Authority of the City of Griffin	Scotland	Telfair
The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	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	Senola	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomasian Downtown Development Authority	Sharon	Floyd
Thomasville Downtown Development Authority	Sharon	Talferro
Tift County Development Authority	Sharpburg	Coweta
Tift-Lumpkin-Worth-Cook Joint Development Authority	Shelton	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Silvan	Greene
Troup County Development Authority	Sidaway Island	Chatham
Tuner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Sperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Georgia	Sparta	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vadala Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Statham	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stilmore	Emanuel
West Georgia Joint Development Authority	Stodolbrige	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnett
Winder Downtown Development Authority	Summertown	Emanuel
Woodbine Downtown Development Authority	Sumnerville	Chattooga
	Summer	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Scriven
	Sylvester	Worth
	Talbot Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Talpoosa	Harison
	Tallahul Falls	Habersham
	Talmo	Jackson
	Tarytown	Montgomery
	Tate	Towns
	Taylorville	Barrow
	Temple	Carroll
	Tennelle	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomas	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkeson
	Trenton	Dade
	Trian	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitefield
	Turn	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyngne	Fayette
	Unadilla	Dooly
	Union City	Fulton
	Union Point	Greene
	Unswanville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Vadon	Whitefield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vinema	Dooly
	Villa Rica	Carroll
	Vinings	Cobb
	Waco	Harison
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Waltonville	Liberty
	Warm Springs	Meriwether
	Warner Robbins	Houston
	Warrenton	Warren
	Warens	Worth
	Washington	Wilkes
	Watkinsville	Oconee
	Waverly Hall	Harris
	Waycross	Ware
	Waynesboro	Burke
	West Point	Troup
	Weston	Webster
	Whigham	Grady
	White	Barrow
	White Plains	Greene
	Whitemarsh Isl	Chatham
	Whitesburg	Carroll
	Willacoochee	Atkinson
	Willakson	Pike
	Wilmington Isla	Chatham
	Winder	Barrow
	Winterville	Clarke
	Woodbine	Camden
	Woodbury	Meriwether
	Woodland	Talbot
	Woodstock	Cherokee
	Woodville	Greene
	Woosley	Fayette
	Wrens	Jefferson
	Wrightsville	Johnson
	Yatesville	Upson
	Yonah	White
	Young Harris	Towns
	Zebulon	Pike