

Project Narrative
Satilla Villas
Woodbine, Camden County

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

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

Satilla Villas is an existing USDA Rural Development 515 affordable multi-family residential development, currently operating as a family designated rental community. Originally built in 1981, the property has fifty nine (59) total residential units for low-income family households and is located in Woodbine, Georgia. The city of Woodbine is about 90 miles southwest of Savannah, GA, 40 miles north of Jacksonville, FL, 90 miles east of Valdosta, GA and 100 miles southeast of Vidalia, GA. The property is conveniently located at 1100 McDonald Avenue, Woodbine, GA 31569 near many amenities, restaurants and shopping options for residents of the property to enjoy.

Satilla Villas is currently 86.44% occupied and operates under the requirements of the USDA Rural Housing Service Section 515 program with Section 521 Rental Assistance for 47 units. The property includes fifty nine (59) apartment units housed in 14 residential buildings, as well as one common area building housing the management office, and maintenance area. Never having received a full-scale rehabilitation, and being approximately 36 years old, this property is in dire need of substantial repairs to the exteriors and interiors.

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

The Housing Authority of Macon-Bibb County will issue Approximately \$2,111,000 of short term, fixed rate Tax Exempt Bonds. Bond proceeds are to be used substantially for the repairs of the property. The bonds will remain outstanding until the maturity date upon which bonds will be redeemed by proceeds from the sale of GNMA Mortgage Backed Securities and/or tax credit equity. The permanent financing structure contemplates a 538 GRRHP Loan amount of \$1,801,000 for a 40 year term, 40 year amortization, and a 4.50% fixed interest rate.

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

Boston Financial Investment Management, LP is the proposed Syndicator for the 4% LIHTC's. It is anticipated that an affiliate of this group will be admitted into the partnership as the Investor Member and will contribute an estimated \$776,216 in Federal and \$704,567 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 Satilla Villas is in the State and tenants' best interest.

PART ONE - PROJECT INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden County

Please note:

Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
 Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
 Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:
2017-0

May Revision 3

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	119,430	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	Pre-Application Number (if applicable) - use format 2017PA-###		2017PA-527	
				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	Satilla Villas		Phased Project?	No	
Site Street Address (if known)	1100 McDonald Avenue		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1100 McDonald Avenue		Scattered Site?	No	
Site Geo Coordinates (##.#####)	Latitude: 30.959449	Longitude: -81.715774	Nbr of Sites		
City	Woodbine	9-digit Zip**	31569-3525	Acreage	6.6500
Site is predominantly located:	Within City Limits	County	Camden	Census Tract Number	102.000
In USDA Rural Area?	Yes	In DCA Rural County?	Yes	Overall: Rural	QCT? No
				HUD SA: Non-MSA	DDA? No
					Camden Co.

* If street number unknown

Legislative Districts **

Congressional 1	State Senate 3	State House 180
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If on boundary, other district:

**** 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 Woodbine		Website	www.woodbinegeorgia.net	
Name of Chief Elected Official	Steve Parrott	Title	Mayor		
Address	310 Bedell Avenue		City	Woodbine	
Zip+4	31569-2091	Phone	(912) 399-7946	Email	woodbinemayor@tds.net

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 Satilla Villas, Woodbine, Camden County

<p>Acquisition/Rehabilitation <input style="width: 50px;" type="text" value="59"/></p> <p>B. Mixed Use <input style="width: 50px;" type="text" value="No"/></p> <p>C. Unit Breakdown</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td></td> <td colspan="2" style="text-align: center;">PBRA</td> </tr> <tr> <td style="padding: 2px;">Number of Low Income Units</td> <td style="width: 50px; text-align: center;">57</td> <td style="width: 50px; text-align: center;">47</td> </tr> <tr> <td style="padding: 2px;"> Number of 50% Units</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="padding: 2px;"> Number of 60% Units</td> <td style="text-align: center;">57</td> <td style="text-align: center;">47</td> </tr> <tr> <td style="padding: 2px;">Number of Unrestricted (Market) Units</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td style="padding: 2px;">Total Residential Units</td> <td style="text-align: center;">57</td> <td></td> </tr> <tr> <td style="padding: 2px;">Common Space Units</td> <td style="text-align: center;">2</td> <td></td> </tr> <tr> <td style="padding: 2px;">Total Units</td> <td style="text-align: center;">59</td> <td></td> </tr> </table> <p>E. Buildings</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">Number of Residential Buildings</td> <td style="width: 50px; text-align: center;">14</td> </tr> <tr> <td style="padding: 2px;">Number of Non-Residential Buildings</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="padding: 2px;">Total Number of Buildings</td> <td style="text-align: center;">15</td> </tr> </table> <p>F. Total Residential Parking Spaces <input style="width: 50px;" type="text" value="100"/></p> <p>VI. TENANCY CHARACTERISTICS</p> <p>A. Family or Senior (if Senior, specify Elderly or HFOP) <input style="width: 100px;" type="text" value="Family"/></p> <p>B. Mobility Impaired</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">Nbr of Units Equipped:</td> <td style="width: 50px; text-align: center;">3</td> </tr> <tr> <td style="padding: 2px;"> Roll-In Showers</td> <td style="text-align: center;">2</td> </tr> </table> <p>C. Sight / Hearing Impaired Nbr of Units Equipped: <input style="width: 50px;" type="text" value="2"/></p>		PBRA		Number of Low Income Units	57	47	Number of 50% Units	0	0	Number of 60% Units	57	47	Number of Unrestricted (Market) Units	0		Total Residential Units	57		Common Space Units	2		Total Units	59		Number of Residential Buildings	14	Number of Non-Residential Buildings	1	Total Number of Buildings	15	Nbr of Units Equipped:	3	Roll-In Showers	2	<p>For Acquisition/Rehabilitation, date of original construction: <input style="width: 50px;" type="text" value="1981"/></p> <p>D. Unit Area</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">Total Low Income Residential Unit Square Footage</td> <td style="width: 100px; text-align: center;">46,950</td> </tr> <tr> <td style="padding: 2px;">Total Unrestricted (Market) Residential Unit Square Footage</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="padding: 2px;">Total Residential Unit Square Footage</td> <td style="text-align: center;">46,950</td> </tr> <tr> <td style="padding: 2px;">Total Common Space Unit Square Footage</td> <td style="text-align: center;">1,804</td> </tr> <tr> <td style="padding: 2px;">Total Square Footage from Units</td> <td style="text-align: center;">48,754</td> </tr> </table> <p>Total Common Area Square Footage from Nonresidential areas <input style="width: 50px;" type="text" value="835"/></p> <p>Total Square Footage <input style="width: 50px;" type="text" value="49,589"/></p> <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: <input style="width: 100px;" type="text"/></p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">If combining Other with</td> <td style="padding: 2px;">Family</td> <td style="width: 50px; text-align: center;"><input style="width: 30px;" type="text"/></td> <td style="padding: 2px;">Elderly</td> <td style="width: 50px; text-align: center;"><input style="width: 30px;" type="text"/></td> </tr> <tr> <td style="padding: 2px;">Family or Sr, show # Units:</td> <td style="padding: 2px;">HFOP</td> <td style="text-align: center;"><input style="width: 30px;" type="text"/></td> <td style="padding: 2px;">Other</td> <td style="text-align: center;"><input style="width: 30px;" type="text"/></td> </tr> </table> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">% of Total Units</td> <td style="width: 50px; text-align: center;">5.1%</td> <td style="padding: 2px;">Required:</td> <td style="width: 50px; text-align: center;">5%</td> </tr> <tr> <td style="padding: 2px;">% of Units for the Mobility-Impaired</td> <td style="text-align: center;">66.7%</td> <td style="padding: 2px;">Required:</td> <td style="text-align: center;">40%</td> </tr> <tr> <td style="padding: 2px;">% of Total Units</td> <td style="text-align: center;">3.4%</td> <td style="padding: 2px;">Required:</td> <td style="text-align: center;">2%</td> </tr> </table> <p>VII. RENT AND INCOME ELECTIONS</p> <p>A. Tax Credit Election <input style="width: 100px;" type="text" value="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 <input style="width: 50px;" type="text" value="No"/></p> <p>VIII. SET ASIDES</p> <p>A. LIHTC: Nonprofit <input style="width: 50px;" type="text" value="No"/></p> <p>B. HOME: CHDO <input style="width: 50px;" type="text" value="No"/> (must be pre-qualified by DCA as CHDO)</p> <p>IX. COMPETITIVE POOL <input style="width: 100px;" type="text" value="N/A - 4% Bond"/></p> <p>X. TAX EXEMPT BOND FINANCED PROJECT</p> <table border="1" style="margin-left: 20px; border-collapse: collapse; text-align: left;"> <tr> <td style="padding: 2px;">Issuer:</td> <td colspan="4" style="padding: 2px;">Housing Authority of the City of Macon, Georgia</td> <td style="padding: 2px;">Inducement Date:</td> <td style="padding: 2px;">March 9, 2017</td> </tr> <tr> <td style="padding: 2px;">Office Street Address</td> <td colspan="4" style="padding: 2px;">2015 Felton Avenue</td> <td style="padding: 2px;">Applicable QAP:</td> <td style="padding: 2px;">2017</td> </tr> <tr> <td style="padding: 2px;">City</td> <td style="padding: 2px;">Macon</td> <td style="padding: 2px;">State</td> <td style="padding: 2px;">GA</td> <td style="padding: 2px;">Zip+4</td> <td style="padding: 2px;">31201-2404</td> <td style="padding: 2px;">T-E Bond \$ Allocated:</td> </tr> <tr> <td style="padding: 2px;">Contact Name</td> <td style="padding: 2px;">Quanita Rhodes</td> <td style="padding: 2px;">Title</td> <td style="padding: 2px;">Finance Director</td> <td style="padding: 2px;">E-mail</td> <td colspan="2" style="padding: 2px;"></td> </tr> </table>	Total Low Income Residential Unit Square Footage	46,950	Total Unrestricted (Market) Residential Unit Square Footage	0	Total Residential Unit Square Footage	46,950	Total Common Space Unit Square Footage	1,804	Total Square Footage from Units	48,754	If combining Other with	Family	<input style="width: 30px;" type="text"/>	Elderly	<input style="width: 30px;" type="text"/>	Family or Sr, show # Units:	HFOP	<input style="width: 30px;" type="text"/>	Other	<input style="width: 30px;" type="text"/>	% of Total Units	5.1%	Required:	5%	% of Units for the Mobility-Impaired	66.7%	Required:	40%	% of Total Units	3.4%	Required:	2%	Issuer:	Housing Authority of the City of Macon, Georgia				Inducement Date:	March 9, 2017	Office Street Address	2015 Felton Avenue				Applicable QAP:	2017	City	Macon	State	GA	Zip+4	31201-2404	T-E Bond \$ Allocated:	Contact Name	Quanita Rhodes	Title	Finance Director	E-mail		
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PART ONE - PROJECT INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden 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 Satilla Villas, Woodbine, Camden 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"/>	0%
	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"/>

B. Existing properties: currently an Extension of Cancellation Option? If yes, expiration year: Nbr yrs to forgo cancellation option:

New properties: to exercise an Extension of Cancellation Option? If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan?

D. Is the Project Currently Occupied? If Yes ----->:

Total Existing Units	59
Number Occupied	51
% Existing Occupied	86.44%

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 listing was not available in the dropdown above for issuers. The website could not be entered in the field above because it is pre-set for a telephone number. Total issuance is a not to exceed number of \$65,000,000 for the portfolio. Final bond amounts will be determined in conjunction with the issuer and bond counsel within two weeks of closing.</p> <p>Section XIII (Additional Project Information) - Additional financial waivers were requested and granted.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden 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.

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 Satilla Villas, LLC				Name of Principal		Martin H. Petersen
3111 Paces Mill Road, STE A-250				Title of Principal		Manager
Atlanta		Fed Tax ID:	82-1473333		Direct line	
GA	Zip+4	30339-5704		Org Type:	For Profit	
(770) 984-2100		107	E-mail		ppetersen@hallmarkco.com	
				Cellular		

* Must be verified by applicant using following website:

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

B PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

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

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

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		
				Cellular		

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		
				Cellular		

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

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

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

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

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

3. NONPROFIT SPONSOR

Nonprofit Sponsor
Office Street Address
City
State

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden County

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10-Digit Office Phone / Ext.			E-mail	
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II. DEVELOPER(S)

A DEVELOPER

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

B CO-DEVELOPER 1

				Name of Principal	
Office Street Address				Title of Principal	
City		Website		Direct line	
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.					

C CO-DEVELOPER 2

				Name of Principal	
Office Street Address				Title of Principal	
City		Website		Direct line	
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.					

D DEVELOPMENT CONSULTANT

Greystone Affordable Development				Name of Principal	Tanya Eastwood
4025 Lake Boone Trail, Suite 209				Title of Principal	President
Office Street Address	Raleigh	Website	www.greystco.com	Direct line	(919) 573-7515
City	NC	Zip+4	27607-3080	Cellular	(919) 357-5576
State	(919) 573-7502	7515	E-mail	tanya.eastwood@greystco.com	
10-Digit Office Phone / Ext.					

III. OTHER PROJECT TEAM MEMBERS

A OWNERSHIP CONSULTANT

				Name of Principal	
Office Street Address				Title of Principal	
City		Website		Direct line	
State		Zip+4		Cellular	
10-Digit Office Phone / Ext.					

B GENERAL CONTRACTOR

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

C MANAGEMENT COMPANY

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Satilla Villas, Woodbine, Camden 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.

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	(229) 671-8260
State	GA	Zip+4	30326-3229	Cellular	(229) 834-9704
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	(770) 380-2289
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	Partner
City	Columbia	Website	www.wallacearchitects.com	Direct line	(660) 826-7000
State	MO	Zip+4	65201-7506	Cellular	(314) 435-2497
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)	Woodbine Ltd. L.P.			Principal	Martin H. Petersen	10-Digit Phone / Ext.	7709842100/107
Office Street Address	3111 Paces Mill Road, STE A-250			City	Atlanta		
State	GA	Zip+4	30339-5704	E-mail	ppetersen@hallmarkco.com		

B IDENTITY OF INTEREST

Is there an ID of interest	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	Yes	An Identity of Interest does exist between Hallmark Satilla Villas, LLC (buyer), and Woodbine Ltd. L.P. (seller). The General Partner of Woodbine Ltd. L.P. (seller) is Hallmark Group Services of Georgia, LLC, of which Martin H. Petersen is the Manager. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Satilla Villas, 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 Satilla Villas, Woodbine, Camden 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)?	Yes/No	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.		Yes/No	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 Satilla Villas, Woodbine, Camden County

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

Total 100.0000%

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

<p>Section V - Part C - Column 5: Buyer and Developer: A Member of Hallmark Development Services, LLC (the Developer) is The Hallmark Companies, Inc., of which Martin H. Petersen is the President. Martin H. Petersen is also the Manager of Hallmark Development Services, LLC. Martin H. Petersen is the Manager of Hallmark GP Holdings, LLC, the Member of Hallmark-Georgia GP, LLC and Manager of Hallmark Satilla Villas, 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 Satilla Villas, 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 Organizational Chart.</p>	
--	--

PART THREE - SOURCES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits			FHA Risk Share		Georgia TCAP *
	Historic Rehab Credits			FHA Insured Mortgage	Yes	USDA 515
Yes	Tax Exempt Bonds: \$	2,111,000		Replacement Housing Funds	Yes	USDA 538
	Taxable Bonds			McKinney-Vento Homeless	Yes	USDA PBRA
	CDBG			FHLB / AHP *		Section 8 PBRA
	HUD 811 Rental Assistance Demonstration (RAD)			NAHASDA		Other PBRA - Source: Specify Other PBRA Source here
	DCA HOME * -- Amt \$			Neighborhood Stabilization Program *		National Housing Trust Fund
	Other HOME * -- Amt \$			HUD CHOICE Neighborhoods		Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	Greystone Servicing Corporation, Inc. (RD 538)	1,801,000	4.500%	480
Mortgage B	USDA, Rural Housing Service (Assumed RD 515)	1,067,752	1.000%	600
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	Hallmark Development Services, LLC	22,016		
Federal Housing Credit Equity	Boston Financial Investment Management, LP	330,700		
State Housing Credit Equity	Boston Financial Investment Management, LP	305,261		
Other Type (specify)	TEB - Short-term, Cash Collateralized	The Housing Authority of Macon-Bibb County	310,000	
Other Type (specify)	Surplus Replacement Reserves	Hallmark Satilla Villas, LLC	177,000	
Other Type (specify)				
Total Construction Financing:		4,013,730		
Total Construction Period Costs from Development Budget:		4,013,730		
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)	Greystone Servicing Corporation, Inc. (RD 538)	1,801,000	4.500%	40	40	97,160	Amortizing

PART THREE - SOURCES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

Mortgage B (Lien Position 2)	USDA, Rural Housing Service (Assumed RD 515)	1,067,752	1.000%	30	50	0	Adjusted Interest
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee	4.17% Hallmark Development Services, LLC	22,016	2.500%	12	12	19,043	Cash Flow

Total Cash Flow for Years 1 - 15: 442,483
 DDF Percent of Cash Flow (Yrs 1-15) **6.714%** 6.714%
 Cash flow covers DDF P&I? **Yes**

Federal Grant						
State, Local, or Private Grant						
Federal Housing Credit Equity	Boston Financial Investment Management, LP	776,216				
State Housing Credit Equity	Boston Financial Investment Management, LP	704,567				
Historic Credit Equity						
Invstmt Earnings: T-E Bonds	U.S. Bank	10,555				
Invstmt Earnings: Taxable Bonds						
Income from Operations						
Other:	Surplus Replacement Hallmark Satilla Villas, LLC	177,000				
Other:						
Other:						
Total Permanent Financing:		4,559,106				
Total Development Costs from Development Budget:		4,559,106				
Surplus/(Shortage) of Permanent funds to development costs:		0				

<u>Equity Check</u>	<u>+ / -</u>	<u>TC Equity</u>
776,295	-79.33	<u>% of TDC</u>
704,637	-70.40	17%
		<u>15%</u>
		<u>32%</u>

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Section I USDA PBRA: The project has 47 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 Satilla Villas, Woodbine, Camden County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis											
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS														
Property Appraisal				5,490			4,320												
Market Study				4,400			4,400												
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	-	-	21,787	-											
ACQUISITION					ACQUISITION														
Land				200,600															
Site Demolition																			
Acquisition Legal Fees (if existing structures)				23,594		17,895													
Existing Structures				1,050,052		740,298													
				Subtotal		758,193		-											
LAND IMPROVEMENTS					LAND IMPROVEMENTS														
Site Construction (On-site)	Per acre:	48,945		325,485			325,485												
Site Construction (Off-site)																			
				Subtotal	-	-	325,485	-											
STRUCTURES					STRUCTURES														
Residential Structures - New Construction																			
Residential Structures - Rehab				1,469,399			1,469,399												
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr																			
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				12,950			12,950												
				Subtotal	-	-	1,482,349	-											
CONTRACTOR SERVICES					CONTRACTOR SERVICES														
Builder Profit:	DCA Limit	14.000%																	
	6.000%	108,470	6.000%	108,470			108,470												
Builder Overhead	2.000%	36,157	2.000%	36,156			36,156												
General Requirements*	6.000%	108,470	6.000%	108,470			108,470												
*See QAP: General Requirements policy	14.000%	253,097																	
				Subtotal	-	-	253,096	-											
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)														
Other: << Enter description here; provide detail & justification in tab Part IV-b >>				-			-												
<table border="1"> <tr> <td>Total Construction Hard Costs</td> <td>Average TCHC:</td> <td>36,156.67 per Res'l unit</td> <td>34,931.02 per unit</td> <td>41.56 per total sq ft</td> </tr> <tr> <td>2,060,930.20</td> <td></td> <td>43.90 per Res'l unit SF</td> <td>42.27 per unit sq ft</td> <td></td> </tr> </table>					Total Construction Hard Costs	Average TCHC:	36,156.67 per Res'l unit	34,931.02 per unit	41.56 per total sq ft	2,060,930.20		43.90 per Res'l unit SF	42.27 per unit sq ft						
Total Construction Hard Costs	Average TCHC:	36,156.67 per Res'l unit	34,931.02 per unit	41.56 per total sq ft															
2,060,930.20		43.90 per Res'l unit SF	42.27 per unit sq ft																
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY														

PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

Construction Contingency	7.00%	144,265			144,265	
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		91,982			58,915	
Construction Legal Fees						
Construction Period Inspection Fees		1,600			1,600	
Construction Period Real Estate Tax						
Construction Insurance						
Title and Recording Fees						
Payment and Performance bonds		27,901			27,901	
Other:						
Other:						
	<i>Subtotal</i>	121,483	-	-	88,416	-
PROFESSIONAL SERVICES			PROFESSIONAL SERVICES			
Architectural Fee - Design		38,350			38,350	
Architectural Fee - Supervision		20,650			20,650	
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		8,600			6,766	
Other: Energy Audit Testing		4,605			4,605	
	<i>Subtotal</i>	83,580	-	-	81,746	-
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		59,729				
Permanent Loan Legal Fees		6,500				
Title and Recording Fees		2,250				
Bond Issuance Premium						
Cost of Issuance / Underwriter's Discount		40,974				

PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

Other:				
	Subtotal	109,453		-

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	9,554	9,555				
LIHTC Compliance Monitoring Fee	47,200	47,200				
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	75,255				-
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%	52,810		11,458	41,351	
Consultant's Fee	70.000%	369,669		80,209	289,460	
Guarantor Fees	0.000%					
Developer's Profit	20.000%	105,620		22,917	82,703	
	Subtotal	528,098	-	114,584	413,514	-
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	46,397					
Operating Deficit Reserve:	141,374	85,095				
Replacement Reserve		-				
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 119	7,000			7,000	
Other: PRA Escrow		22,800				
	Subtotal	114,895	-	-	7,000	-
OTHER COSTS						
Relocation		7,090			7,090	
Other: Project Administration		250				
	Subtotal	7,340	-	-	7,090	-

PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

TOTAL DEVELOPMENT COST (TDC)	4,559,106	-	872,777	2,824,748	-
<i>Average TDC Per:</i>	<i>Unit:</i>	<i>77,272.99</i>	<i>Square Foot:</i>	<i>91.94</i>	

II. TAX CREDIT CALCULATION - BASIS METHOD

Subtractions From Eligible Basis

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

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

Eligible Basis Calculation

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

	0	872,777	2,824,748
	0		0
	0	872,777	2,824,748
			100.00%
	0	872,777	2,824,748
	100.00%	100.00%	100.00%
	0	872,777	2,824,748
		3.23%	3.23%
	0	28,191	91,239
Total Basis Method Tax Credit Calculation		119,430	

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

10,935,304	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	No
4,559,106					
3,056,307					
1,502,799					
/ 10					
150,280		Federal		State	
1.2400	=	0.6500	+	0.5900	
121,193					
TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:		119,430			

PART FOUR - USES OF FUNDS - 2017-0 Satilla Villas, Woodbine, Camden County

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

119,430

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

119,430

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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

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

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

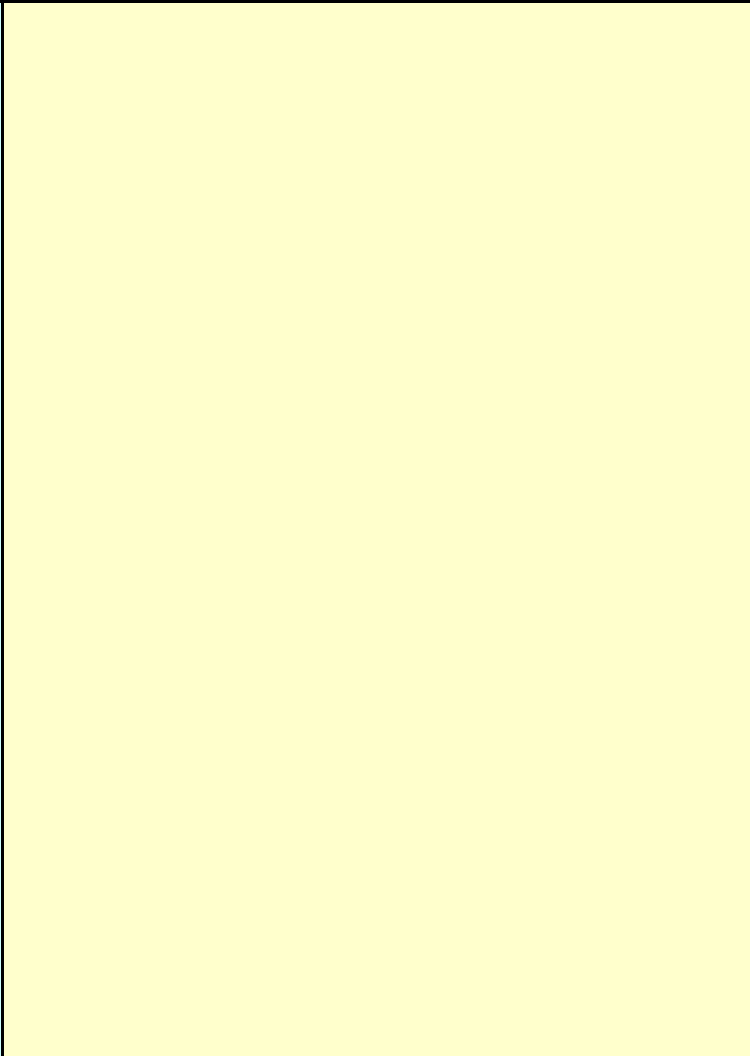
LOCAL GOVERNMENT FEES: Local government and/or tap fees are not applicable, as there will be no new units or baths added as part of the rehab scope of work.

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

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

PRA ESCROW - A reasonable PRA (private rental assistance) escrow of \$22,800 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 - Satilla Villas - Woodbine - Camden, County

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

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
PRE-DEVELOPMENT COSTS Capital Needs Assessment 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

PRA Escrow

A PRA (private rental assistance) escrow of 22,800 has been budgeted to mitigate any negative impact to the unsubsidized tenant(s) from a rent increase resulting from the rehab. \$22,800 = \$95 increase X 10 units X 24 months

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

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification
----------------------------	---------------------

Total Cost Total Basis

OTHER COSTS

Project Administration

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

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

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Satilla Villas, Woodbine, Camden County

DCA Utility Region for project: South

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

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

2017 Approved USDA 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		X			25	30	38	
Cooking	Electric		X			9	11	13	
Hot Water	Electric		X			16	19	24	
Air Conditioning	Electric		X			11	14	17	
Range/Microwave	Electric		X			8	10	13	
Refrigerator	Electric		X			9	10	13	
Other Electric	Electric		X			9	11	13	
Water & Sewer	Submetered*? <input type="checkbox"/> Yes		X			28	30	30	
Refuse Collection			X			20	20	20	
Total Utility Allowance by Unit Size					0	135	155	181	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

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	7,884	19,368	19,698	0	46,950
	50% AMI	0	0	0	0	0	0
	Total	0	7,884	19,368	19,698	0	46,950
Unrestricted		0	0	0	0	0	0
Total Residential		0	7,884	19,368	19,698	0	46,950
Common Space		0	0	866	938	0	1,804
Total		0	7,884	20,234	20,636	0	48,754

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income 3,124 Laundry, vending, app fees, etc. **Actual pct of PGI:** 0.86%

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 19,827

On-Site Security

Contracted Guard

Taxes and Insurance

Real Estate Taxes (Gross)* 16,680

Georgia Department of Community Affairs

2017 Funding Application

Housing Finance and Development Division

Maintenance Salaries & Benefits	23,505
Support Services Salaries & Benefits	16,437
Other (describe here)	
Subtotal	59,769

On-Site Office Costs	
Office Supplies & Postage	2,500
Telephone	2,340
Travel	0
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	0
Other (describe here)	
Subtotal	4,840

Maintenance Expenses	
Contracted Repairs	33
General Repairs	500
Grounds Maintenance	1,750
Extermination	6,200
Maintenance Supplies	5,836
Elevator Maintenance	0
Redecorating	1,174
Other (describe here)	
Subtotal	15,493

Electronic Alarm System	
Subtotal	0

Professional Services	
Legal	330
Accounting	6,075
Advertising	500
Other (describe here)	
Subtotal	6,905

Utilities (Avg\$/mth/unit)	
Electricity 18	12,480
Natural Gas 0	0
Water&Swr 2	1,390
Trash Collection	6,417
Other (describe here)	
Subtotal	20,287

WARNING!
RR proposed is below the DCA required minimum.

Insurance**	25,885
Other (describe here)	1,530
Subtotal	44,095

Management Fee:		34,200
623.29	Average per unit per year	
51.94	Average per unit per month	
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)		

TOTAL OPERATING EXPENSES	185,589
Average per unit	3,145.58
Total OE Required	177,000

Replacement Reserve (RR)	17,700	
Proposed average RR/unit amount:	300	
<i>Minimum Replacement Reserve Calculation</i>		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	59 units x \$350 =	20,650
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	59	20,650

TOTAL ANNUAL EXPENSES	203,289
------------------------------	----------------

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 83% 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.

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

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden 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:	10.41%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	361,872	369,109	376,492	384,021	391,702	399,536	407,527	415,677	423,991	432,471
Ancillary Income	3,124	3,187	3,251	3,316	3,382	3,450	3,519	3,589	3,661	3,734
Vacancy	(36,500)	(37,230)	(37,974)	(38,734)	(39,508)	(40,299)	(41,105)	(41,927)	(42,765)	(43,620)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(151,389)	(155,931)	(160,609)	(165,427)	(170,390)	(175,501)	(180,766)	(186,189)	(191,775)	(197,528)
Property Mgmt	(34,200)	(35,226)	(36,283)	(37,371)	(38,492)	(39,647)	(40,837)	(42,062)	(43,324)	(44,623)
Reserves	(17,700)	(18,231)	(18,778)	(19,341)	(19,922)	(20,519)	(21,135)	(21,769)	(22,422)	(23,094)
NOI	125,208	125,679	126,099	126,464	126,772	127,020	127,203	127,319	127,365	127,338
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	28,048	28,520	28,939	29,305	29,613	29,860	30,043	30,160	30,206	30,179
DCR Mortgage A	1.29	1.29	1.30	1.30	1.30	1.31	1.31	1.31	1.31	1.31
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.29	1.29	1.30	1.30	1.30	1.31	1.31	1.31	1.31	1.31
Oper Exp Coverage Ratio	1.62	1.60	1.58	1.57	1.55	1.54	1.52	1.51	1.49	1.48
Mortgage A Balance	1,784,549	1,767,342	1,749,345	1,730,521	1,710,832	1,690,238	1,668,699	1,646,170	1,622,606	1,597,960
Mortgage B Balance	1,078,479	1,089,313	1,100,256	1,111,309	1,122,473	1,133,750	1,145,139	1,156,643	1,168,263	1,179,999
Mortgage C Balance										
Other Source Balance										
Year	11	12	13	14	15	16	17	18	19	20
Revenues	441,120	449,942	458,941	468,120	477,482	487,032	496,773	506,708	516,842	527,179
Ancillary Income	3,809	3,885	3,963	4,042	4,123	4,205	4,289	4,375	4,462	4,552
Vacancy	(44,493)	(45,383)	(46,290)	(47,216)	(48,161)	(49,124)	(50,106)	(51,108)	(52,130)	(53,173)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden 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:	10.41%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Expenses less Mgt Fee	(203,454)	(209,558)	(215,845)	(222,320)	(228,989)	(235,859)	(242,935)	(250,223)	(257,730)	(265,462)
Property Mgmt	(45,962)	(47,341)	(48,761)	(50,224)	(51,731)	(53,282)	(54,881)	(56,527)	(58,223)	(59,970)
Reserves	(23,787)	(24,501)	(25,236)	(25,993)	(26,773)	(27,576)	(28,403)	(29,255)	(30,133)	(31,037)
NOI	127,232	127,045	126,772	126,409	125,951	125,396	124,736	123,969	123,089	122,089
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	30,073	29,885	29,612	29,249	28,792	28,237	27,577	26,810	25,929	24,930
DCR Mortgage A	1.31	1.31	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.31	1.30	1.30	1.30	1.29	1.28	1.28	1.27	1.26
Oper Exp Coverage Ratio	1.47	1.45	1.44	1.42	1.41	1.40	1.38	1.37	1.36	1.34
Mortgage A Balance	1,572,181	1,545,218	1,517,016	1,487,519	1,456,667	1,424,397	1,390,645	1,355,342	1,318,418	1,279,797
Mortgage B Balance	1,191,854	1,203,827	1,215,920	1,228,136	1,240,473	1,252,935	1,265,522	1,278,235	1,291,077	1,304,047
Mortgage C Balance										
Other Source Balance										

Year	21	22	23	24	25	26	27	28	29	30
Revenues	537,723	548,477	559,447	570,636	582,048	593,689	605,563	617,674	630,028	642,628
Ancillary Income	4,643	4,736	4,830	4,927	5,025	5,126	5,228	5,333	5,440	5,549
Vacancy	(54,237)	(55,321)	(56,428)	(57,556)	(58,707)	(59,882)	(61,079)	(62,301)	(63,547)	(64,818)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(273,425)	(281,628)	(290,077)	(298,779)	(307,743)	(316,975)	(326,484)	(336,279)	(346,367)	(356,758)
Property Mgmt	(61,769)	(63,622)	(65,531)	(67,497)	(69,522)	(71,607)	(73,755)	(75,968)	(78,247)	(80,595)
Reserves	(31,968)	(32,927)	(33,915)	(34,932)	(35,980)	(37,060)	(38,172)	(39,317)	(40,496)	(41,711)
NOI	120,966	119,714	118,326	116,798	115,121	113,292	111,302	109,143	106,810	104,295
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden 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:	10.41%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,200
Percent of Effective Gross Income		--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(3,339)	(4,591)	(5,979)	(7,508)	(9,184)	(11,013)	(13,003)	(15,162)	(17,495)	(20,010)
DCR Mortgage A	1.25	1.23	1.22	1.20	1.18	1.17	1.15	1.12	1.10	1.07
DCR Mortgage B	0.88	0.83	0.78	0.72	0.66	0.59	0.52	0.44	0.36	0.26
DCR Mortgage C										
DCR Other Source										
Total DCR	0.97	0.96	0.95	0.94	0.93	0.91	0.90	0.88	0.86	0.84
Oper Exp Coverage Ratio	1.33	1.32	1.30	1.29	1.28	1.27	1.25	1.24	1.23	1.22
Mortgage A Balance	1,239,402	1,197,151	1,152,959	1,106,737	1,058,392	1,007,826	954,936	899,617	841,757	781,238
Mortgage B Balance	1,289,877	1,275,564	1,261,108	1,246,507	1,231,759	1,216,863	1,201,817	1,186,620	1,171,271	1,155,767
Mortgage C Balance										
Other Source Balance										

Year	31	32	33	34	35
Revenues	655,481	668,591	681,962	695,602	709,514
Ancillary Income	5,659	5,773	5,888	6,006	6,126
Vacancy	(66,114)	(67,436)	(68,785)	(70,161)	(71,564)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(367,461)	(378,485)	(389,839)	(401,534)	(413,580)
Property Mgmt	(83,012)	(85,503)	(88,068)	(90,710)	(93,431)
Reserves	(42,963)	(44,251)	(45,579)	(46,946)	(48,355)
NOI	101,591	98,688	95,579	92,256	88,710
Mortgage A	(97,160)	(97,160)	(97,160)	(97,160)	(97,160)
Mortgage B	(27,146)	(27,146)	(27,146)	(27,146)	(27,146)
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	-	-	-	-	-
Cash Flow	(22,714)	(25,617)	(28,726)	(32,049)	(35,595)
DCR Mortgage A	1.05	1.02	0.98	0.95	0.91

PART SEVEN - OPERATING PRO FORMA - 2017-0 Satilla Villas, Woodbine, Camden 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:	10.41%
Expense Growth Rate (3.00%)	<input checked="" type="checkbox"/> Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,200
Percent of Effective Gross Income	<input type="checkbox"/>	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

DCR Mortgage B	0.16	0.06	(0.06)	(0.18)	(0.31)
DCR Mortgage C					
DCR Other Source					
Total DCR	0.82	0.79	0.77	0.74	0.71
Oper Exp Coverage Ratio	1.21	1.19	1.18	1.17	1.16
Mortgage A Balance	717,939	651,733	582,484	510,055	434,298
Mortgage B Balance	1,140,107	1,124,290	1,108,315	1,092,178	1,075,880
Mortgage C Balance					
Other Source Balance					

III. Applicant Comments & Clarifications

IV. DCA Comments

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

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

Vacancy has been underwritten to 10%.

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

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 Satilla Villas, Woodbine, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

DCA's Overall Comments / Approval Conditions:

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

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

2 COST LIMITS

Pass?

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

New Construction and Acquisition/Rehabilitation

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

Is this Criterion met? **Yes**

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

MSA for Cost Limit purposes:

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

	2 BR	2	0	187,511 x 0 units =	0	0	206,262 x 0 units =	0
	3 BR	3	0	229,637 x 0 units =	0	0	252,600 x 0 units =	0
	4 BR	4	0	270,341 x 0 units =	0	0	297,375 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
Row House	Efficiency	0	0	110,334 x 0 units =	0	0	121,367 x 0 units =	0
	1 BR	1	12	144,909 x 12 units =	1,738,908	0	159,399 x 0 units =	0
	2 BR	2	25	176,506 x 25 units =	4,412,650	0	194,156 x 0 units =	0
	3 BR	3	22	217,443 x 22 units =	4,783,746	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>		<u>59</u>		<u>10,935,304</u>	<u>0</u>		<u>0</u>
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>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
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>		<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
Total Per Construction Type			<u>59</u>		<u>10,935,304</u>	<u>0</u>		<u>0</u>

purposes.

Valdosta

Tot Development Costs:

4,559,106

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

10,935,304

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

Threshold Justification per Applicant *DCA's Comments:*

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

Threshold Justification per Applicant *DCA's Comments:*

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

4 REQUIRED SERVICES Pass?

- A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?** **Disagree**
- B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:
- 1) Social & recreational programs planned & overseen by project mgr Specify:
 - 2) On-site enrichment classes Specify:
 - 3) On-site health classes Specify:
 - 4) Other services approved by DCA Specify:
- C. For applications for rehabilitation of existing congregate supportive housing developments:
Name of behavioral health agency, continuum of care or service provider for which MOU is 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: **100.00%**

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Applicant Response **DCA USE**

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D. Overall capture rate for tax credit units

D. **100.00%**

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

Project Nbr	Project Name
1	
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

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

F. **No**

Threshold Justification per Applicant

The subject project will continue to be marketable in terms of age, unit mix, location, amenities and unit sizes. This is further evidenced by the subject's 100.0% occupancy rate among all marketed units and its nine-household waiting list. Given that all affordable developments surveyed within the Site PMA are 100.0% occupied and maintain a wait list, the subject project will continue to offer a housing alternative to low-income renter households that is not readily available in the area.

5d. The subject's overall capture rate of 24.8% as proposed with the retention of RA on the majority of the units is considered achievable. Effectively, however, the subject project will have a capture rate of 3.6% for the two non-RA units which would need to be re-rented post renovations due to current tenants that would no longer income qualify to reside at the proposed under the Tax Credit program. In the unlikely event the subject project lost RA and operated exclusively as a Tax Credit project, its capture rate would be greater than 100.0%. This indicates that an insufficient base of demographic support would exist for the subject project in this unlikely scenario. As a result, the project would require rent reductions to insure the project could attract a sufficient base of renter households, should it operate exclusively under the LIHTC program and all units were vacated simultaneously. Regardless, it must be reiterated that the subject project is an existing property with all marketed units occupied and maintains a waitlist. In addition, a Private Rental Assistance (PRA) subsidy will be provided to all current unassisted tenants, which will prevent a rent increase on such tenants following renovations. As such, we expect that most current residents will remain at the renovated site. The vacancies that do materialize following renovations will likely be minimal and should be quickly filled by qualified residents in the market.

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

DCA's Comments:

--

6 APPRAISALS

Pass?

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

A. **Yes**

B. Is an appraisal included in this application submission?

B. **Yes**

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

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

1) Does it provide a land value?

1) **Yes**

2) Does it provide a value for the improvements?

2) **Yes**

3) Does the appraisal conform to USPAP standards?

3) **Yes**

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

4) **Yes**

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

C. **No**

D. Has the property been:

D.

1) Rezoned?

1) **No**

2) Subdivided?

2) **No**

3) Modified?

3) **Yes**

Threshold Justification per Applicant

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Applicant Response **DCA USE**

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

DCA's Comments:

7 ENVIRONMENTAL REQUIREMENTS

Pass?

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

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

B. Is a Phase II Environmental Report included?

B. **No**

C. Was a Noise Assessment performed?

C. **Yes**

- 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? **Yes**

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

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

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

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

1)

2)

3)

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

G. **N/A**

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

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

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

I. List all contiguous Census Tracts:

I.

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

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

DCA's Comments:

J.

8 SITE CONTROL

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

Expiration Date:

12/31/18

Pass?

B. Form of site control:

B. **Contract/Option**

A. **Yes**

C. Name of Entity with site control:

C. **Woodbine Ltd. L.P.**

<<Select>>

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

D. **Yes**

Threshold Justification per Applicant

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

DCA's Comments:

9 SITE ACCESS

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

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

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

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

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?

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Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

E.

Yes	
-----	--

Threshold Justification per Applicant

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

DCA's Comments:

11 OPERATING UTILITIES

Pass?

--	--

A. Check applicable utilities and enter provider name:

1) Gas	n/a
2) Electric	Georgia Power

1)

No	
----	--

2)

Yes	
-----	--

Threshold Justification per Applicant

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

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

Pass?

--	--

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

A1)

No	
----	--

2)

No	
----	--

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

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

B1)

Yes	
-----	--

2)

Yes	
-----	--

Threshold Justification per Applicant

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

DCA's Comments:

13 REQUIRED AMENITIES

Pass?

--	--

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

Yes	
-----	--

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

A.

Disagree	
----------	--

- 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.

B.

Agree	
-------	--

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

Additional Amenities

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

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

1) Pavilion		
2) Playground		

3) N/A		
4) N/A		

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

C.

Disagree	
----------	--

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

1)

Yes	
-----	--

2)

Yes	
-----	--

3)

No	
----	--

4)

Yes	
-----	--

5)

Yes	
-----	--

6a)

Yes	
-----	--

6b)

No	
----	--

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Applicant Response | **DCA USE**

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FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

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

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

Threshold Justification per Applicant

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

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

B. Date of Physical Needs Assessment (PNA):

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

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

Name of qualified BPI Building Analyst or equivalent professional:

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

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

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?**

A.	Pre-Application Waiver	<<Select>>	
B.	January 26, 2017		
	David Klochko-EMG		
		Yes	
C.	Jack Wynn-Southern Home Energy Solutions LLC	Yes	
D.		Yes	
1)		Yes	
2)		No	
3)		Yes	
4)		Yes	
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?

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

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

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?

A.	Yes	
	Yes	
B.	Yes	
C.	Yes	
	Yes	

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Applicant Response | **DCA USE**

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

D.

Yes	
-----	--

Threshold Justification per Applicant

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

DCA's Comments:

16 BUILDING SUSTAINABILITY

Pass?

--

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

A.

Agree	
-------	--

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

B.

Disagree	
----------	--

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.)

A1).

No	
----	--

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.

2)

Yes	
-----	--

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.

3)

Yes	
-----	--

4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?

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?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%

B1)a.

Yes	
-----	--

b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?

1) b. Roll-In Showers	2	2	40%
-----------------------	---	---	-----

b.

Yes	
-----	--

2) Will at least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?

2) Sight / Hearing Impaired	2	2	2%
-----------------------------	---	---	----

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, Inc.

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- 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	

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

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?

Pass?	
Yes	
No	

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?
 Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

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

B. Standard Design Options for All Projects

- 1) Exterior Wall Finishes (select one) Rehab of bldgs w/out existing brick/stone over 40% (& ineligible for historic credits) will replace & upgrade existing exterior finish surfaces on all wall faces w/brick or product w/40 yr warranty
- 2) Major Bldg Component Materials & Upgrades (select one) 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)

- 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):

Pass?		
A.	Yes	
B.	Yes	
C.	No	
D.	No	
E.	Certifying GP/Developer	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

F. DCA Final Determination

Threshold Justification per Applicant

F. << Select Designation >>

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

DCA's Comments:

20 COMPLIANCE HISTORY SUMMARY

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

Pass?

A.	Yes	
B.	No	
C.	Yes	

Threshold Justification per Applicant

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

DCA's Comments:

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

- 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?
- 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?
- 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?
- 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?
- 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?
- 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?
- 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.

Pass?

A.		
B.		
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

- 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?
- 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)?
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:

Pass?

B.		
C.		
D.		

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

Threshold Justification per Applicant

N/A - Applicant is not a CHDO.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

Pass?

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

A.	Yes	
B.	No	
C.	No	
D.	No	
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?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

1) Number of Over Income Tenants	0
2) Number of Rent Burdened Tenants	0
3) Number of Vacancies	8

4) Number of Down units	0
5) Number of Displaced Tenants	0
- 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:	

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

Threshold Justification per Applicant

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

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

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

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

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?

A.	Agree	
B.	Agree	
C.	Agree	

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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

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

- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

D.	Agree	
E.	Agree	
F.	Agree	
G.	Agree	
H.	Agree	

Threshold Justification per Applicant

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

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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

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

TOTALS:

1. APPLICATION COMPLETENESS

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

- A. Missing or Incomplete Documents**
- 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.
B.

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

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

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

Flexible Pool

Choose A or B.

A. Transit-Oriented Development

Choose either option 1 or 2 under A.

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

B. Access to Public Transportation

Choose only one option in B.

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

Rural Pool

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

<Select a Sust Devlpmt Certification>

N/A - 4% Bond

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

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

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

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

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 Satilla Villas, Woodbine, Camden 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 >

	Yes/No	Yes/No

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

--	--	--

C. Georgia Department of Public Health Stable Communities

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

Per Applicant	Per DCA
< Select >	< Select >

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

D. Mixed-Income Developments in Stable Communities

Market units: **0** Total Units: **59** Mkt Pct of Total: **0.00%**

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

DCA's Comments:

[Empty text box for DCA's Comments]

8. TRANSFORMATIONAL COMMUNITIES

(choose A or B)

10		
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PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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? **No** Census Tract Number: **102.000** Eligible Basis Adjustment: **<<Select>>**

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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		

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.

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

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 Satilla Villas, Woodbine, Camden 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.

Yes/No	Yes/No
- ii. Public Meetings

Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between 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 Satilla Villas, Woodbine, Camden 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.

Direct Line	
Direct Line	

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

<Select unrelated 3rd party type>	Improvement Completion Date
-----------------------------------	-----------------------------

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

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

 miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:

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

Total Development Costs (TDC):
4,559,106

D. Community Designations

(Choose only one.)

10 D.

--	--

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
		20

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

Scoring Justification per Applicant

DCA's Comments:

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

0	0
---	---

A. Phased Developments

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

A.		
1.		

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

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

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

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

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

--	--

B. Previous Projects (Flexible Pool)

(choose 1 or 2) **3** **3**

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

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

1. **Five (5)** DCA funding cycles 3 1.

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

--	--

C. Previous Projects (Rural Pool)

(choose 1 or 3) **4** **4**

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

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

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

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

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

--	--

Scoring Justification per Applicant

DCA's Comments:

10. MARKET CHARACTERISTICS **2**

0	0
---	---

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

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%?

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

1

	0	0
A.		
B.		

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?

	Yes/No	Yes/No

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

	59
--	----

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 Manage	99.9900%	Thomas G. Paramore	Developmt Consult	Greystone Affordable Development	0.0000%	Tanya Eastwook
State LP	Boston Financial Investment Manage	0.0000%	Thomas G. Paramore				

Scoring Justification per Applicant

DCA's Comments:

14. DCA COMMUNITY INITIATIVES

2

	0	0
A.		

A. Georgia Initiative for Community Housing (GICH)

1

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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:

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

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

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

B. Designated Military Zones

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

1

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

City: **Woodbine** County: **Camden** QCT? **No** Census Tract #: **102.000**

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:

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

Unmet criterion results in no points!

a)	Yes/No	Yes/No
b)		
c)		
d)		
e)		
f)		

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

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

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

4,559,106
0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

3

--

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden 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

6
57
6
12

3	0	0
2	0	0

A. 1.

B. Target Population Preference

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

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

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

Nbr of Settlement units:

0	0.0%
---	------

3	0	0
1		

B. 1.

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity:

0

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

A. Historic and Adaptive Reuse

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

Historic adaptive reuse units:

0

2		
---	--	--

A.

Total Units

59

% of Total

0.00%

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

B. Historic

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

Nbr Historic units:

0

1		
---	--	--

B.

Total Units

59

% of Total

0.00%

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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Score Value	Self Score	DCA Score
	92	20
	3	0

TOTALS:

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

Pre-requisites:

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

Agree or Y/N Agree or Y/N

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

B. Healthy Eating Initiative	2	0	0
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?	a)	
	b) Have a minimum planting area of at least 400 square feet?	b)	
	c) Provide a water source nearby for watering the garden?	c)	
	d) Be surrounded on all sides with fence of weatherproof construction?	d)	
	e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?	e)	
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?		2.	
Description of Monthly Healthy Eating Programs	Description of Related Event		
a)			
b)			
c)			

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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TOTALS:	Score Value	Self Score	DCA Score
	92	20	20

d)

C. Healthy Activity Initiative

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

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

- | | | | | | |
|--|----------------------|----------------------|---|----------------------|----------------------------|
| a) Be well illuminated? | <input type="text"/> | <input type="text"/> | f) Provide trash receptacles? | <input type="text"/> | <input type="text"/> |
| b) Contain an asphalt or concrete surface? | <input type="text"/> | <input type="text"/> | g) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook? | <input type="text"/> | <input type="text"/> |
| c) Include benches or sitting areas throughout course of trail? | <input type="text"/> | <input type="text"/> | | | |
| d) Provide distance signage? | <input type="text"/> | <input type="text"/> | | | |
| e) Provide 1 piece of fitness equipment per every 1/8 mile of trail? | <input type="text"/> | <input type="text"/> | Length of Trail | <input type="text"/> | <input type="text"/> miles |

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

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

NOTE: 2013-2016 CCRPI Data Must Be Used
 District / School System - from state CCRPI website:
 Tenancy: Family
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

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

Scoring Justification per Applicant

DCA's Comments:

21. WORKFORCE HOUSING NEED

(choose A or B)

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

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

PART NINE - SCORING CRITERIA - 2017-0 Satilla Villas, Woodbine, Camden County

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Score Value	Self Score	DCA Score
92	20	20

TOTALS:

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

Woodbine
Camden
Camden 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 Satilla Villas, Woodbine, Camden 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

Satilla Villas

Woodbine, Camden County

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

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

Satilla Villas

Woodbine, Camden County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Satilla Villas

Woodbine, Camden County

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

Scoring Section 16 - Innovative Project Concept Narrative

Satilla Villas

Woodbine, Camden County

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

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

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

To DCA:

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

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

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

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

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

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

In addition, Applicant understands:

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

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

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

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

Category	Specification	Scale	Minimum	Maximum
Funding Limits	LHTC	Per Project	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	Unit TDC Limit by Bedroom Size					
		0	1	2	3	4+		0	1	2	3	4+	
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	168,552	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	320,643
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	211,629	258,755	304,475
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201	Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	113,800	149,219	181,518	223,185	265,013	Columbus	Row House	125,180	164,140	199,669	245,503	291,514
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563	Columbus	Walkup	104,040	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	308,412
Macon	Elevator	99,250	138,950	178,650	238,200	297,750	Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	114,820	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	106,177	145,848	187,519	250,025	302,230	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	208,108	259,274	Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

Category	Specification	Scale	Minimum	Maximum					
Annual Operating Expenses	Annual Operating Expenses	Urban City of Atlanta	4,500	n/a					
		Other MSA	4,000	n/a					
		Rural MSA	3,500	n/a					
		Non-MSA without USDA Financing	3,000	n/a					
		Non-MSA with USDA Financing	3,000	n/a					
Replacement Reserve Pymt	Rehab	Per Unit	350	n/a					
		New	250	n/a					
		Single Family and Duplex	420	n/a					
Development Costs	Historic Rehab	Per Unit	420	n/a					
		Pre-Development Costs	6,500						
		Tax Credit Application Fee	5,500						
Hard Costs	Construction Contingency	Tax Credit Letter of Determination Fee	5,000						
		DCA HOME Consent Loan Pre-Application Fee	1,000						
		DCA HOME Consent Loan Pre-Application Fee	500						
		Rehab	25,000	see UCL					
		New	N/A	5%					
		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%							
Developer's Fee	Identity of Interest	Green Building Consultant Fee	n/a	20,000					
		LHTC Allocation Fee	8%						
		4% LHTC IRS Form 8099 Fee	8%						
		HOME Front-End Analysis Fee	3,000						
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	1,500						
		Compliance Monitoring Fee	800	n/a					
		LHTC Fee (both 4% and 9%)	400	n/a					
		USDA S15 or URFA Fee	1,500	n/a					
		Single Family Detached or Duplex fee	750	n/a					
		HOME	75						
Non-complaint Reinspection Fee	1,800,000								
Operating Deficit Reserve	Deferred DF Term (Years)	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	7					
		Deferred DF % of Total DF	0%	50%					
		Mths of Year 1 Debt Service (out of 12)	6	n/a					
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	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						
		70%	80%	90%	Base	100%	116%	124%	132%
		Per Operation Year	0	7%					
		Per Operation Year	7%						
		Per Operation Year	3%						
		Per Operation Year	3%						
		Per Operation Year	0%						
		Per Operation Year	10%						
Per Operation Year	4,000,000								
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Amount from state HOME allocation	35%						
		Remaining	remaining						
		Percent of Total Units	5%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						

Category	Specification	Scale	Minimum	Maximum					
Annual Operating Expenses	Annual Operating Expenses	Urban City of Atlanta	4,500	n/a					
		Other MSA	4,000	n/a					
		Rural MSA	3,500	n/a					
		Non-MSA without USDA Financing	3,000	n/a					
		Non-MSA with USDA Financing	3,000	n/a					
Replacement Reserve Pymt	Rehab	Per Unit	350	n/a					
		New	250	n/a					
		Single Family and Duplex	420	n/a					
Development Costs	Historic Rehab	Per Unit	420	n/a					
		Pre-Development Costs	6,500						
		Tax Credit Application Fee	5,500						
Hard Costs	Construction Contingency	Tax Credit Letter of Determination Fee	5,000						
		DCA HOME Consent Loan Pre-Application Fee	1,000						
		DCA HOME Consent Loan Pre-Application Fee	500						
		Rehab	25,000	see UCL					
		New	N/A	5%					
		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%							
Developer's Fee	Identity of Interest	Green Building Consultant Fee	n/a	20,000					
		LHTC Allocation Fee	8%						
		4% LHTC IRS Form 8099 Fee	8%						
		HOME Front-End Analysis Fee	3,000						
		Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	1,500						
		Compliance Monitoring Fee	800	n/a					
		LHTC Fee (both 4% and 9%)	400	n/a					
		USDA S15 or URFA Fee	1,500	n/a					
		Single Family Detached or Duplex fee	750	n/a					
		HOME	75						
Non-complaint Reinspection Fee	1,800,000								
Operating Deficit Reserve	Deferred DF Term (Years)	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	7					
		Deferred DF % of Total DF	0%	50%					
		Mths of Year 1 Debt Service (out of 12)	6	n/a					
Proforma Operating Forecast	Number of Persons in Family and Percentage Adjustments for Rent Calculations	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						
		70%	80%	90%	Base	100%	116%	124%	132%
		Per Operation Year	0	7%					
		Per Operation Year	7%						
		Per Operation Year	3%						
		Per Operation Year	3%						
		Per Operation Year	0%						
		Per Operation Year	10%						
Per Operation Year	4,000,000								
Unit Accessibility	Equipped for Hearing- and Sight-Impaired Residents	Amount from state HOME allocation	35%						
		Remaining	remaining						
		Percent of Total Units	5%						
		Percent of Units Equipped for Mobility Disabled	40%						
		Percent of Total Units	2%						

Category	Specification	Scale	Minimum	Maximum
Annual Operating Expenses	Annual Operating Expenses	Urban City of Atlanta	4,500	n/a
		Other MSA	4,000	n/a
		Rural MSA	3,500	n/a
		Non-MSA without USDA Financing	3,000	n/a
		Non-MSA with USDA Financing	3,000	n/a
Replacement Reserve Pymt	Rehab	Per Unit	350	n/a
		New	250	n/a
		Single Family and Duplex	420	n/a
Development Costs	Historic Rehab	Per Unit	420	n/a
		Pre-Development Costs	6,500	
		Tax Credit Application Fee	5,500	
Hard Costs	Construction Contingency	Tax Credit Letter of Determination Fee	5,000	
		DCA HOME Consent Loan Pre-Application Fee	1,000	
		DCA HOME Consent Loan Pre-Application Fee	500	
		Rehab	25,000	see UCL
		New	N/A	5%
		OR Dollar amount	N/A	500,000
		LESSER OF % of Construction Hard Costs	N/A	

Apartment (2-4 units)	Propane	23	35	41	54	70	19	27	31	39	50
	Electric	12	17	20	26	33	12	12	15	24	31
	Electric Heat	4	5	4	5	11	2	2	3	4	5
	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	15	21	27	33	42	15	21	27	33	42
	Electric	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	17	20	23	28	34	
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	22	30	41	50	63
	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
	Electric	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	3	4	5
	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
	Electric	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	

Area	2016	State	County Name	Utility Region	Non/Metropolitan SA	MSA?	CMR MSA	FMR MSA	DCA Rural	Tax Exempt	City	County	City/County	Project
Abbeville	47,000	AL	Appling Co.	South	Appling Co.	Non-MSA	Appling Co.	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville	Has LHTC Project
Adair	45,800	GA	Adair Co.	South	Adair Co.	Non-MSA	Adair Co.	N	Rural	Knoxville Downtown Development Authority	Knoxville	Cobb	Adairville	Has LHTC Project
Adairsville	56,100	AR	Bacon	South	Bacon Co.	Non-MSA	Bacon Co.	N	Rural	Adairville Development Authority	Adairville	Barlow	Adairsville	Has LHTC Project
Adrian	35,400	AZ	Baker	South	Baker Co.	Non-MSA	Baker Co.	N	Rural	Adrian Development Authority	Adrian	Adrian	Adrian	Has LHTC Project
Adrian	67,500	GA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Co.	N	Rural	Adrian Development Authority	Adrian	Adrian	Adrian	Has LHTC Project
Alamo	59,000	CO	Barrow	North	Barrow Co.	Non-MSA	Barrow Co.	N	Rural	Alamo Development Authority	Alamo	Alamo	Alamo	Has LHTC Project
Alamo	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alamo Industrial Development Authority	Alamo	Whitaker	Alamo	Has LHTC Project
Alapaha	50,000	DE	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alapaha Housing Authority	Alapaha	Bertin	Alapaha	Has LHTC Project
Alapaha	52,900	NC	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Alapaha Housing Authority	Alapaha	Bertin	Alapaha	Has LHTC Project
Alapaha	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Co.	N	Rural	Alapaha Housing Authority	Alapaha	Bertin	Alapaha	Has LHTC Project
Berrien	43,700	GA	Bibb	North	Macon	Non-MSA	Macon, GA M	Y	Urban	Alapaha Housing Authority	Alapaha	Bertin	Alapaha	Has LHTC Project
Berrien	47,900	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Co.	N	Rural	Alapaha Housing Authority	Alapaha	Bertin	Alapaha	Has LHTC Project
Brunswick	49,700	IB	Brantley	South	Brunswick	MSA	Brunswick Co.	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Bulloch	50,000	IL	Bryan	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Bulls	63,000	IN	Bryan	South	Savannah	MSA	Savannah, GA	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Bulls	40,400	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Candler	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Candler	43,600	KY	Burke	South	Burke Co.	Non-MSA	Burke Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Chatham	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Chattahoochee	61,200	ME	Camden	South	Camden Co.	Non-MSA	Camden Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Chattooga	31,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
City Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Clatsop	43,900	MI	Catoosa	North	Chattahoochee	MSA	Chattahoochee	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Clatsop	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Clatsop	39,800	MS	Chatham	South	Savannah	MSA	Savannah, GA	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Columbia	51,800	MO	Chatahoochee	North	Columbus	MSA	Columbus, G	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Cook	44,900	MT	Chatahoochee	North	Chatahoochee	MSA	Chatahoochee	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Craig	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Dalton	45,300	NV	Clarke	North	Adairsville	MSA	Adairsville	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Decatur	43,600	NH	City	South	City Co.	Non-MSA	City Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Dodder	51,800	NJ	City	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Dooly	39,600	NM	Clich	South	Clich Co.	Non-MSA	Clich Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Early	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Early	42,500	NC	Colfax	South	Colfax Co.	Non-MSA	Colfax Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Emanuel	42,500	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Evans	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Fannin	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Franklin	47,100	OR	Catoosa	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Gainesville	53,000	PA	Crawford	North	Macon	Non-MSA	Macon, GA M	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Glenn	45,800	RI	Craig	South	Craig Co.	Non-MSA	Craig Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Glenn	52,600	SC	Chattahoochee	North	Chattahoochee	MSA	Chattahoochee	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Gordon	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Grady	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Greene	52,300	TX	DeKalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Habersham	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Hancock	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Haralson	50,400	VA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Hart	48,700	WA	Douglas	South	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Hessville - Fort S	46,700	WV	Early	South	Early Co.	Non-MSA	Early Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Iwin Co.	51,400	WI	Echoe	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Jackson	62,700	WY	Eltham	South	Savannah	MSA	Savannah, G	Y	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Jeff Davis	43,700	GA	Elbert	North	Elbert Co.	Non-MSA	Elbert Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Jefferson	35,700	GA	Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Jennings	36,400	GA	Evans	South	Evans Co.	Non-MSA	Evans Co.	N	Rural	Bacon County Development Authority	Bacon	Bacon	Bacon	Has LHTC Project
Johnson	44,800	GA	Fann											

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 Adair, 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 Barrow, Georgia Kansasville Cobb
Housing Authority of the City of Baskin 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 Troop
Housing Authority of the City of Cave Spring Lake City Clayton
Housing Authority of the City of Cedartown, Ga Lake Park Lowndes
Housing Authority of the City of Cherokee, Ga Lakeside Lanier
Housing Authority of the City of Clarkston Lakeview Catoosa
Housing Authority of the City of Clayton, Georgia Lakeview Estate Rockdale
Housing Authority of the City of Cleveland, Ga 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 Cowdoin 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 Doraville, Georgia Lithia Springs Douglas
Housing Authority of the City of Dublin, Georgia Lithonia DeKalb
Housing Authority of the City of East Point, Georgia Locust Grove Henry
Housing Authority of the City of Eastman Loganville Walton
Housing Authority of the City of Eatonton Lone Oak Meriwether
Housing Authority of the City of Edison, GA Lookout Mountain Walker
Housing Authority of the City of 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 Chatham
Housing Authority of the City of Gainesville 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 Tatnell
Housing Authority of the City of Habersham, 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, Georgia Marshallville Macon
Housing Authority of the City of Hinesville, Ga Martin Stephens
Housing Authority of the City of Hogansville Martinez Columbia
Housing Authority of the City of Jasper Mathews Jefferson
Housing Authority of the City of Jefferson Maxeys Oglethorpe
Housing Authority of the City of Jesup Mayesville Banks
Housing Authority of the City of Lakeview, Georgia McCallville Fannin
Housing Authority of the City of Loxley, Georgia 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 Milledgeville Piles
Housing Authority of the City of Louisville Meigs Thomas
Housing Authority of the City of Macon, Georgia Mendes Tatnell
Housing Authority of the City of Madison, GA Meritt Chatham
Housing Authority of the City of Marietta Metter Candler
Housing Authority of the City of McDonough Middleburg Burke
Housing Authority of the City of Meritt, Georgia Midway Liberty
Housing Authority of the City of Metter Milton Telfair
Housing Authority of the City of Milledgeville and Sparta Milledgeville Baldwin
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, Georgia Milledgeville Piles
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 Oak, 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 Merriam Catoosa
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 Spalding Mountain 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 View Fulton
Housing Authority of the City of Sylkes Nahata Brantley
Housing Authority of the City of Tallapoosa, Georgia Nashville Bertie
Housing Authority of the City of Thomas, Georgia Nagler 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 Orchard Grove Thomas
Housing Authority of the Town of Homer, Ga Ocala Irwin
Houston County Development Authority Oconee Washington
Isabel 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, Haralson, Polk, Hea Oxford Newton
Joint Development Authority of Fannin County, Towns and Paulding Fulton
Joint Development Authority of Franklin, Hart and Stephens Parthenerville DeKalb
Joint Development Authority of Hazards, Lumber City and Parrott Terrell
Joint Development Authority of Jasper, Morgan, Newton, and Patterson Penick
Joint Development Authority of Jeff Davis County, Habersham 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
Kentucky Development Authority Pearson Atkinson
Kentucky Downtown Development Authority Peham 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
Lawson Downtown Development Authority Pinehurst Doody
Lincoln County Development Authority Phoenix Wilcox
Long County Housing Authority Pits 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 Porterdale Bulloch
Milledgeville Main Street The Downtown Development Authority Porterdale Newton
Miller County Development Authority Powder Spring Cobb
Monticuma 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 Bertie
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

Poole 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
Schenley-Sumner Counties Joint Development Authority	Ringsdorf	Carters
Screen 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	Pike
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	Carters
The Commerce 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 Nacoochee	White
The Downtown Development Authority of Bathbridge, Ga	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, Ga	Spartan	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, C	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Stalesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	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	Chatham
	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	Harleton
	Tallahul Falls	Habersham
	Talmo	Jackson
	Tarytown	Montgomery
	Tate	Towns
	Taylorville	Barrow
	Temple	Carroll
	Tennelle	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkeson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitefield
	Turn	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyngone	Fayette
	Unadilla	Dooly
	Union City	Fulton
	Union Point	Greene
	Unswanville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitefield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vinema	Dooly
	Villa Rica	Carroll
	Vinings	Cobb
	Waco	Harleton
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Waltonville	Liberty
	Warm Springs	Meriwether
	Warner Robins	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	Adairson
	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