

Project Narrative
Southwood Apartments
Morrow, Clayton County

Overview

Southwood Apartments is a twenty-two building, two-story, garden style property structured as an acquisition/rehabilitation utilizing a private placement tax-exempt bond purchase with 4% tax credit equity. The initial bond resolution has been approved by the Housing Authority and The Clayton County Board of Commissioners.

Site and Neighborhood Information

Southwood Apartments is an existing multi-family property at-risk of a market rate conversion as of 2019. The proposed redevelopment of the property would preserve the asset as affordable housing for a 40-year period. The property is comprised of 196 one, two and three bedroom units. Of the 196 units, 163 units are currently under a Section 8 contract which will be assumed and extended to a 20 year contract. Located at 6001 Trammell Road Morrow, Georgia, the development was originally constructed in 1972 and consists of 22 two-story garden-style residential buildings. Surrounding uses consist of single-family and multi-family homes, Morrow Middle School, undeveloped vacant land, and Clayton State University. Located within 1 mile of the property, there are a number of commercial/retail uses such as a Murphy USA Gas Station, Wells Fargo Bank, Kroger Grocery Store, and Morrow High School. The reasonable proximity to locational amenities makes Southwood Apartments a desirable location for family rental housing.

Proposed Rehabilitation and Development Scope

Planned exterior renovations include but are not limited to cleaning and repair of the building masonry, replace existing sliding glass doors, replace roofing, stain wood deck and posts, install new hand and stair railings, and replace the shutters bordering the windows.

Planned interior renovations include but are not limited to adding insulation to the attics, replacing light fixtures, installation of new flooring, paint, kitchen cabinets, countertops and kitchen fixtures, installation of kitchen exhaust fans, new stoves and refrigerators, replacing bathroom accessories and mirrors, replacing bathroom lavatories with new vanities, replacing tub faucets, replacing bathroom exhaust fans, refinishing bathtubs, replacing surrounds, replacing AC condensing units, furnaces and replacing water heaters.

A community center will be constructed on-site to include a laundry facility, arts and crafts room, and a computer room.

Financial Structure

The proceeds from the issuance of \$18,500,000 in tax-exempt bonds will serve as both the permanent and construction loans. A portion of the bonds totaling approximately \$2,500,000 will be structured as short-term bonds to be repaid by tax credit equity at stabilization. An additional \$2,500,000 in taxable construction financing will be provided by R4CF in order to further bridge tax credit equity. These bonds will in effect bridge the tax credit equity allowing for better pricing. It is anticipated that the tax-exempt bonds (including the short-term bonds and taxable financing) will be privately placed with R4 Capital Funding.

The remaining \$16,000,000 will be converted to permanent non-recourse debt upon stabilization. The debt is supported by property revenue and is securitized by a first lien mortgage of the property. The permanent loan will be amortized over 40 years from conversion and carry a fixed rate currently estimated at 5.015%.

The federal tax credit equity contribution, totaling \$7,703,000 is anticipated to be generated by R4 Capital LLC at an estimated price per credit of \$0.9275. Similarly, the state tax credit equity contribution, totaling \$4,899,976 is anticipated to be generated by R4 Capital LLC at an estimated price per credit of \$0.59. Thus, the combined tax credit equity construction is expected to be \$12,602,976.

NOI of approximately \$1,100,000 will be available and utilized to offset costs during the construction period (thereby being counted as a permanent source).

The total permanent sources generated for the project equal approximately \$29,928,190.

Market Viability and Needs of Tenant Population

Though Southwood Apartments is not currently a LIHTC project, it does benefit from a project-based Section 8 contract and, therefore, already largely serves the low-income population of Morrow. In this way, the property has shown exceptionally strong market viability indicated by its historically high occupancy rate. It is anticipated that upon completion of the renovation at Southwood Apartments, the quantity of prospective tenants will increase even further. Strong demand and capture rates as shown in the market study add validity to this conclusion.

The existing tenant population, along with future residents, will see their needs met in a number of ways. First, this development project intends to preserve and enhance Southwood Apartments as first-rate affordable housing for a minimum of 30 years. The value of safe, decent, affordable housing, which targets local families, cannot be understated. In addition, social services such as social events, computer literacy, after school tutoring and adult bible study will be provided to the tenant population in order to improve the lives of the tenant base. Lastly, the rehabilitation period will provide job opportunities to professionals and laborers both living on-site as well as in the local area.

PART ONE - PROJECT INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton 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) \$ <input style="width: 100px;" type="text" value="830,587"/>	DCA HOME (from Consent Form) \$ <input style="width: 100px;" type="text" value="-"/>
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit -----> Pre-Application Number (if applicable) - use format 2017PA-###	<input style="width: 100px;" type="text" value="2017PA-561"/>
	Have any changes occurred in the project since pre-application?	<input style="width: 100px;" type="text" value="Yes - see Comment"/>

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

Project Name previously used: DCA Project Nbr previously assigned

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

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	<input style="width: 90%;" type="text" value="Greg Gossard"/>		Title	<input style="width: 150px;" type="text" value="Member of GP"/>	
Address	<input style="width: 90%;" type="text" value="1350 Columbia Street, Suite 802"/>		Direct Line	<input style="width: 100px;" type="text" value="(619) 543-4204"/>	
City	<input style="width: 150px;" type="text" value="San Diego"/>		Fax	<input style="width: 100px;" type="text" value="(619) 543-4220"/>	
State	<input style="width: 100px;" type="text" value="CA"/>	Zip+4	<input style="width: 100px;" type="text" value="92101-3456"/>	Cellular	<input style="width: 100px;" type="text" value="(858) 220-3695"/>
Office Phone	<input style="width: 150px;" type="text" value="(619) 543-4200"/>	Ext.	<input style="width: 50px;" type="text"/>	E-mail	<input style="width: 150px;" type="text" value="greg@hampstead.com"/>

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

IV. PROJECT LOCATION

Project Name	<input style="width: 90%;" type="text" value="Southwood Apartments"/>		Phased Project?	<input style="width: 100px;" type="text" value="No"/>	
Site Street Address (if known)	<input style="width: 90%;" type="text" value="6001 Trammell Road"/>		DCA Project Nbr of previous phase:	<input style="width: 100px;" type="text" value="N/A"/>	
Nearest Physical Street Address *	<input style="width: 90%;" type="text"/>		Scattered Site?	<input type="text" value="No"/> Nbr of Sites <input style="width: 50px;" type="text"/>	
Site Geo Coordinates (##.#####)	Latitude: <input style="width: 100px;" type="text" value="33.591640"/>	Longitude: <input style="width: 100px;" type="text" value="-84.322015"/>	Acreage	<input style="width: 100px;" type="text" value="18.3000"/>	
City	<input style="width: 150px;" type="text" value="Morrow"/>	9-digit Zip**	<input style="width: 100px;" type="text" value="30260-1331"/>	Census Tract Number	<input style="width: 100px;" type="text" value="13063040408"/>
Site is predominantly located:	In Unincorporated County	County	<input style="width: 100px;" type="text" value="Clayton"/>	QCT?	<input type="text" value="No"/> DDA? <input type="text" value="No"/>
In USDA Rural Area?	<input type="text" value="No"/>	In DCA Rural County?	<input type="text" value="No"/>	Overall:	<input type="text" value="Urban"/>

* If street number unknown

Legislative Districts **

If on boundary, other district:

Congressional	State Senate	State House
<input style="width: 50px;" type="text" value="5"/>	<input style="width: 50px;" type="text" value="44"/>	<input style="width: 50px;" type="text" value="74"/>

** Must be verified by applicant using following websites:

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

Legislative Districts: <http://votesmart.org/>

Political Jurisdiction

Name of Chief Elected Official	<input style="width: 90%;" type="text" value="Sonna Singleton Gregory"/>		Website	<input style="width: 150px;" type="text" value="www.claytoncountyga.gov"/>	
Address	<input style="width: 90%;" type="text" value="112 Smith Street"/>		City	<input style="width: 150px;" type="text" value="Jonesboro"/>	
Zip+4	<input style="width: 100px;" type="text" value="30236-3539"/>	Phone	<input style="width: 100px;" type="text" value="770-473-5770"/>	Email	<input style="width: 150px;" type="text" value="sonna.gregory@claytoncountyga.gov"/>

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	0	Adaptive Reuse:	Non-historic <input style="width: 50px;" type="text" value="0"/>	Historic <input style="width: 50px;" type="text" value="0"/>
Substantial Rehabilitation	0	Historic Rehab		0
Acquisition/Rehabilitation	196	For Acquisition/Rehabilitation, date of original construction:		<input style="width: 50px;" type="text" value="1/1/72"/>

PART ONE - PROJECT INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	196	163
Number of 50% Units	0	0
Number of 60% Units	196	163
Number of Unrestricted (Market) Units	0	
Total Residential Units	196	
Common Space Units	0	
Total Units	196	

E. Buildings

Number of Residential Buildings	22
Number of Non-Residential Buildings	1
Total Number of Buildings	23

F. Total Residential Parking Spaces

D. Unit Area

Total Low Income Residential Unit Square Footage	210,332
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	210,332
Total Common Space Unit Square Footage	0
Total Square Footage from Units	210,332

Total Common Area Square Footage from Nonresidential areas	2,533
Total Square Footage	212,865

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

VI. TENANCY CHARACTERISTICS

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

Family

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	0	Elderly	0
	HFOP	0	Other	0
% of Total Units	5.1%	Required:	5%	
% of Units for the Mobility-Impaired	40.0%	Required:	40%	
% of Total Units	2.6%	Required:	2%	

B. Mobility Impaired

Nbr of Units Equipped:	10
Roll-In Showers	4

C. Sight / Hearing Impaired

Nbr of Units Equipped:	5
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

40% of Units at 60% of AMI

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

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

VIII. SET ASIDES

A. LIHTC: Nonprofit

B. HOME: CHDO

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

N/A - 4% Bond

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	Housing Authority of Clayton County				Inducement Date:	October 3, 2017	
Office Street Address	732 Main Street				Applicable QAP:	2017	
City	Forest Park	State	GA	Zip+4	30297-1422	T-E Bond \$ Allocated:	18,500,000
Contact Name	Wade Starr	Title	Executive Director		E-mail	director@haccga.com	
10-Digit Office Phone	(404) 362-0635	Direct line	(404) 362-0635	Website			

PART ONE - PROJECT INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

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

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

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

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

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

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

XII. PRESERVATION

A. Subsequent Allocation

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

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

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

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

PART ONE - PROJECT INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

XIII. ADDITIONAL PROJECT INFORMATION

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:	0%
	Households on Waiting List:	0%
Local PHA	Contact	
Street Address	Direct line	
City	Zip+4	Cellular
Area Code / Phone	Email	

B. Existing properties: currently an Extension of Cancellation Option? No If yes, expiration year: Nbr yrs to forgo cancellation option:

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

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? Yes

If Yes ----->:	Total Existing Units	196
	Number Occupied	192
	% Existing Occupied	97.96%

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

Amenities?	No	Qualification Determination?	Yes
Architectural Standards?	Yes	Payment and Performance Bond (HOME only)?	No
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	No
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	No
Operating Expense?	Yes	If Yes, new Limit is ----->:	10%
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	

F. Projected Place-In-Service Date

Acquisition	
Rehab	
New Construction	

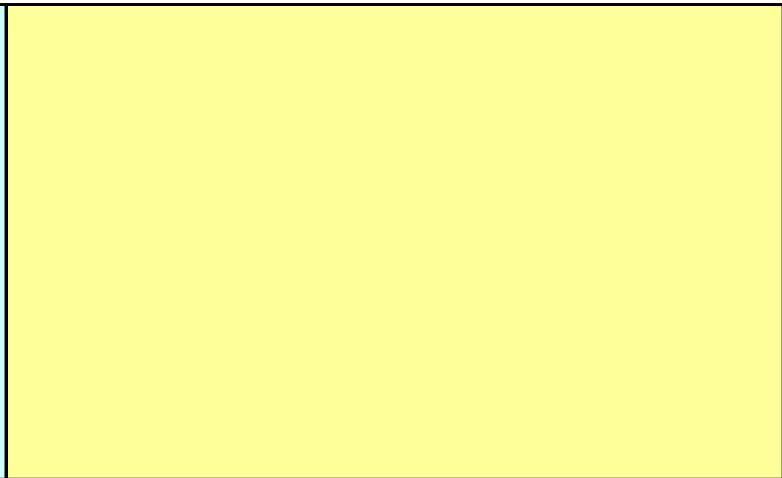
XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

PART ONE - PROJECT INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

The Applicant submitted a performance workbook in the pre-application showing a different ownership structure where the GP entity was owned by two GP members: The Hampstead Group, Inc. and Southwood Associates LLC. The Hampstead Group, Inc. had a 51% share and Southwood Associates LLC had a 49% share. Southwood Associates LLC, has been removed from the ownership structure giving the previously approved certifying entity a 100% share in the GP. A consulting agreement between Southwood Associates LLC and The Hampstead Group, Inc is included in folder 19 of this application. GHC Investment Holdings LLC is the sole member of Southwood Associates LLC. The performance workbook and certifying statements for GHC Investment holdings LLC are also provided in folder 19. Please note the certifying entity approved in the pre-application has not changed.

In addition, the Applicant received a cost waiver to increase hard cost contingency from 7% to 10% per the request of the Lender.



PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

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

Hampstead Southwood Partners, L.P.				Name of Principal	Greg Gossard
1350 Columbia Street, Suite 802				Title of Principal	Member of GP
San Diego		Fed Tax ID:	82-3065261	Direct line	(619) 543-4204
CA	Zip+4	92101-3454	Org Type:	For Profit	Cellular
(619) 543-4200		E-mail	greg@hampstead.com		

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

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

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

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

Hampstead Southwood, LLC				Name of Principal	Greg Gossard
1350 Columbia Street, Suite 802				Title of Principal	Member of GP
San Diego		Website	www.hampstead.com	Direct line	(619) 543-4204
CA	Zip+4	92101-3454		Cellular	(858) 220-3965
(619) 543-4200		E-mail	greg@hampstead.com		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

R4 SWGA Acquisition LLC				Name of Principal	Ronne Thielen
895 Dove Street, Suite 475				Title of Principal	Executive Vice President
Newport Beach		Website	www.r4cap.com	Direct line	(949) 438-1050
CA	Zip+4	92660-2944		Cellular	(714) 814-1384
(949) 438-1050		E-mail	Rthielen@r4cap.com		

b. State Limited Partner

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

R4 SWGA Acquisition LLC				Name of Principal	Ronne Thielen
895 Dove Street, Suite 475				Title of Principal	Executive Vice President
Newport Beach		Website	www.r4cap.com	Direct line	(949) 438-1050
CA	Zip+4	92660-2944		Cellular	(714) 814-1384
(949) 438-1050		E-mail	Rthielen@r4cap.com		

3. NONPROFIT SPONSOR

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

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

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Southwood Apartments, Morrow, Clayton County

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II. DEVELOPER(S)

A. DEVELOPER

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

The Hampstead Group, Inc.				Name of Principal	Greg Gossard
1350 Columbia Street, Suite 802				Title of Principal	Member of GP
San Diego		Website	www.hampstead.com	Direct line	(619) 543-4204
CA		Zip+4	92101-3454	Cellular	(858) 220-3965
(619) 543-4200		E-mail	greg@hampstead.com		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

GHC Investment Holdings LLC				Name of Principal	Gregory F. Perlman
15301 Ventura Blvd., Suite B570				Title of Principal	Manager
Sherman Oaks		Website	www.ghcapital.com	Direct line	(818) 808-0600
CA		Zip+4	91403-3102	Cellular	
(818) 808-0600		E-mail	greg@ghchousing.com		

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

AAPCO Group				Name of Principal	Pete Zimmerman
506 Webb Road				Title of Principal	Vice President
Concord		Website	www.aapcogroup.com	Direct line	(704) 784-2690
NC		Zip+4	28025-9072	Cellular	(704) 309-7297
(704) 784-2690		E-mail	pzimmerman@aapcogroup.com		

C. MANAGEMENT COMPANY

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

PK Management, LLC				Name of Principal	Debra Walker
25 Woods Lake Road, Suite 714				Title of Principal	Regional Vice President
Greenville		Website	www.pkmanagement.com	Direct line	(864) 242-9988
SC		Zip+4	29607-6125	Cellular	(864) 353-4307
(864) 242-9988		E-mail	dwalker@pkmanagement.com		

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D. ATTORNEY	Butler Snow, LLP			Name of Principal	David H. Williams
Office Street Address	1170 Peachtree Street NA, Suite 1900			Title of Principal	Partner
City	Atlanta	Website	www.butlersnow.com	Direct line	(678) 515-4040
State	GA	Zip+4	30309-7703	Cellular	(404) 803-0087
10-Digit Office Phone / Ext.	(678) 515-5050	E-mail	David.Williams@butlersnow.com		

E. ACCOUNTANT	Dauby O'Connor & Zaleski, LLC			Name of Principal	Chris Thompson
Office Street Address	501 Congressional Blvd.			Title of Principal	Audit Senior Manager
City	Carmel	Website	doz.net	Direct line	(317) 819-6176
State	IN	Zip+4	46032-5612	Cellular	
10-Digit Office Phone / Ext.	(866) 848-5700	E-mail	cthompson@doz.net		

F. ARCHITECT	The Arcadia Group, Inc.			Name of Principal	Art Balourdass
Office Street Address	1350 Columbia Street, Suite 802			Title of Principal	Principal
City	San Diego	Website	www.hampstead.com/services/architectu	Direct line	(619) 543-4200
State	CA	Zip+4	92101-3454	Cellular	(858) 204-1012
10-Digit Office Phone / Ext.	(619) 543-4200	E-mail	art@hampstead.com		

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

A. LAND SELLER (If applicable)	Southwood Investors LLC	Principal	Gregory F. Perlman	10-Digit Phone / Ext.	818-808-0600
Office Street Address	15301 Ventura Blvd., Suite B570			City	Sherman Oaks
State	CA	Zip+4	91403-3102	E-mail	greg@ghhousing.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	

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8. Other

Yes	The Hampstead Group, Inc. shares space, but not ownership, with The Arcadia Group, Inc., which is the architecture firm for the development. Hampstead principal Chris Foster is a 17.6% shareholder, Jeff Jallo is a 13.2% shareholder, and Greg Gossard is a 13.2% shareholder in The Arcadia Group, Inc. In addition, there is an indentivity of interest between the Seller, Southwood Investors LLC, and the consultant, GHC Investment Holdings LLC. Gregory F. Perlman is the limited liability company manager of GHC Investment Holdings LLC (Consultant) and Southwood Investors Manager LLC. Southwood Investors Manager LLC is the limited liability company manager of Southwood Investors LLC. Gregory F. Perlam also owns indirect interest in GHC Investment Holdings LLC and Southwood Investors LLC.
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V. OTHER REQUIRED INFORMATION - Continued (Answer each of the questions below for each participant listed below.)

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.	Yes/No				Yes/No	Brief Explanation
Managing Genrl Prtnr	Hampstead Southwood, LLC	No	No	For Profit	0.0010%	No	
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner	R4 SWGA Acquisition LLC	No	No	For Profit	98.9990%	No	
State Ltd Partner	R4 SWGA Acquisition LLC	No	No	For Profit	1.0000%	No	
NonProfit Sponsor							
Developer	The Hampstead Group, Inc.	No	No	For Profit	0.0000%	No	
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant	GHC Investment Holdings LLC	No	No	For Profit	0.0000%	No	
Contractor	AAPCO Group	No	No	For Profit	0.0000%	No	
Management Company	PK Management, LLC	No	No	For Profit	0.0000%	No	
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

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PART THREE - SOURCES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	18,500,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	Yes	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe <i>type/program</i> here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A	R4 SWGA Acquisition LLC	21,037,384	5.000%	21
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees	The Hampstead Group, Inc.	309,054		
Federal Housing Credit Equity	R4 SWGA Acquisition LLC	3,004,170		
State Housing Credit Equity	R4 SWGA Acquisition LLC	1,910,990		
Other Type (specify)	Income from Operations	The Hampstead Group, Inc.	1,100,000	
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		27,361,598		
Total Construction Period Costs from Development Budget:		27,361,598		
Surplus / (Shortage) of Construction funds to Construction costs:		0		

PART THREE - SOURCES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

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)	R4 SWGA Acquisition LLC	15,937,384	5.015%	40	40	924,095	Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee 11.51%	The Hampstead Group, Inc.	287,830	0.000%	15			Cash Flow

Total Cash Flow for Years 1 - 15: 4,573,860
 DDF Percent of Cash Flow (Yrs 1-15) 6.293% 6.293%
 Cash flow covers DDF P&I? **Yes**

Financing Type	Name of Financing Entity	Principal Amount	Equity Check	+ / -	TC Equity % of TDC
Federal Grant					
State, Local, or Private Grant					
Federal Housing Credit Equity	R4 SWGA Acquisition LLC	7,703,000	7,703,694	-694.42	26%
State Housing Credit Equity	R4 SWGA Acquisition LLC	4,899,976	4,900,463	-487.30	16%
Historic Credit Equity					42%
Invstmt Earnings: T-E Bonds					
Invstmt Earnings: Taxable Bonds					
Income from Operations	The Hampstead Group, Inc.	1,100,000			
Other:					
Other:					
Other:					
Total Permanent Financing:		29,928,190			
Total Development Costs from Development Budget:		29,928,190			
Surplus/(Shortage) of Permanent funds to development costs:		(0)			

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

Total construction costs equal all costs less accounting, reserves, and developer fee paid at conversion.	
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PART FOUR - USES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton 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				5,250			5,250		
Market Study				6,750			6,750		
Environmental Report(s)				35,000			35,000		
Soil Borings									
Boundary and Topographical Survey				10,000			10,000		
Zoning/Site Plan Fees									
Other: Physical Needs Assessment				6,000			6,000		
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	-	-	63,000	-	
ACQUISITION					ACQUISITION				
Land				400,000				400,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures				11,800,000		11,800,000			
				Subtotal		11,800,000		400,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	49,090		898,350			898,350		
Site Construction (Off-site)									
				Subtotal	-	-	898,350	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction									
Residential Structures - Rehab				6,408,987			6,408,987		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				325,000			325,000		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab				46,000			46,000		
				Subtotal	-	-	6,779,987	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		460,700			460,700		
Builder Overhead	6.000%	460,700	6.000%	460,700			460,700		
General Requirements*	2.000%	153,567	2.000%	153,567			153,567		
	6.000%	460,700	6.000%	460,700			460,700		
*See QAP: General Requirements policy	14.000%	1,074,967	Subtotal	1,074,967	-	-	1,074,967	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs									
8,753,304.69									
Average TCHC:									
		44,659.72	per Res! unit	44,659.72	per unit	41.12	per total sq ft		
		41.62	per Res! unit SF	41.62	per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	May exceed limit!	10.00%		875,330			875,330		

PART FOUR - USES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee	107,687			105,187	2,500
Construction Loan Interest	1,567,820			141,104	1,426,716
Construction Legal Fees	70,000				70,000
Construction Period Inspection Fees	21,000			21,000	
Construction Period Real Estate Tax	358,890		43,660	31,375	283,855
Construction Insurance	58,379			58,379	
Title and Recording Fees	35,000		33,852		1,148
Payment and Performance bonds	76,783			76,783	
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	2,295,559	-	77,512	433,828	1,784,218
PROFESSIONAL SERVICES					
Architectural Fee - Design	388,217			388,217	
Architectural Fee - Supervision	97,054			97,054	
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review					
Construction Materials Testing					
Engineering	28,413			28,413	
Real Estate Attorney	320,000			235,000	85,000
Accounting	20,000			20,000	
As-Built Survey	5,000			5,000	
Other: Energy Consulting & design	42,625			42,625	
Subtotal	901,309	-	-	816,309	85,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 113</i>					
Building Permits	22,129			22,129	
Impact Fees					
Water Tap Fees <i>waived?</i>	<input type="text" value="Yes"/>				
Sewer Tap Fees <i>waived?</i>	<input type="text" value="Yes"/>				
Subtotal	22,129	-	-	22,129	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	210,374				210,374
Permanent Loan Legal Fees	115,000				115,000
Title and Recording Fees	25,000				25,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount	71,297				71,297
Other: << Enter description here; provide detail & justification in tab Part IV-b >>	-				
Subtotal	421,671	-	-	-	421,671

PART FOUR - USES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
				DCA-RELATED COSTS		
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				6,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	66,447	66,447				66,447
LIHTC Compliance Monitoring Fee	156,800	156,800				156,800
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
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	232,747				232,747
				EQUITY COSTS		
EQUITY COSTS						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: <u>Syndicator Due Diligence Fees</u>		25,000				25,000
	Subtotal	25,000				25,000
				DEVELOPER'S FEE		
DEVELOPER'S FEE						
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	2,500,000		811,315	1,688,685	
	Subtotal	2,500,000	-	811,315	1,688,685	-
				START-UP AND RESERVES		
START-UP AND RESERVES						
Marketing						
Rent-Up Reserves	289,864	289,864				289,864
Operating Deficit Reserve:	1,041,776	1,041,776				1,041,776
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 0					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	1,331,640	-	-	-	1,331,640
				OTHER COSTS		
OTHER COSTS						
Relocation		294,000			294,000	
Other: <u>Travel & Misc</u>		12,500				12,500
	Subtotal	306,500	-	-	294,000	12,500
TOTAL DEVELOPMENT COST (TDC)		29,928,190	-	12,688,828	12,946,586	4,292,776
Average TDC Per:	Unit:	152,694.85	Square Foot:	140.60		

PART FOUR - USES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

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

Total Subtractions From Basis:

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:

	New Construction Basis	4% Acquisition Basis	Rehabilitation 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 <input type="text" value=" <Enter detailed description here; use Comments section if needed>"/>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	0	12,688,828	12,946,586
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	12,688,828	12,946,586
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <input type="text" value=" <<Select>>"/>			100.00%
Adjusted Eligible Basis	0	12,688,828	12,946,586
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	12,688,828	12,946,586
Multiply Qualified Basis by Applicable Credit Percentage		3.24%	3.24%
Maximum Tax Credit Amount	0	411,118	419,469
Total Basis Method Tax Credit Calculation		830,587	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.
 Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)
 Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap
 Divide Equity Gap by 10
 Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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

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

40,380,372	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL: Funding Amount <input type="text" value=" 0"/>	If proposed project has Historic Designation, indicate below (Y/N): Hist Desig <input type="text"/>
29,928,190		
17,037,384		
12,890,806		

/ 10		
1,289,081	Federal	State
1.5175	= <input type="text" value=" 0.9275"/>	+ <input type="text" value=" 0.5900"/>
849,477		

830,587

830,587

830,587

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

PART FOUR - USES OF FUNDS - 2017-0 Southwood Apartments, Morrow, Clayton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The construction scope of work was developed based on recommendations from the project's PNA. The immediate repairs were taken into consideration as well as additional items needing repair within the next 20 years.

PART FOUR (b) - OTHER COSTS - 2017-0 - Southwood Apartments - Morrow - Clayton, 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

Physical Needs Assessment

The PNA is an evaluation of a property in terms of existing physical condition, future physical needs, and the estimated timeline and cost of the replacement of systems and components.

Required by DCA QAP.

Total Cost Total Basis

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

Total Cost Total Basis

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

Total Cost Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

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

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

Trustee fees are earned by opening and monitoring accounts on behalf of the Partnership. In addition, the trustee is responsible for disbursing funds for construction draws at the direction of the Lender.

5% is included in basis because trustee held accounts are required for the construction draw process.

Total Cost

Total Basis

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

Total Cost

Total Basis

PROFESSIONAL SERVICES

Energy Consulting & design

The Energy consultant is responsible for reviewing the current energy needs at the property, while working to determine ways to increase the energy efficiency at the property. Systems and appliances such as HVACs, appliances, toilets, shower heads, and lighting will be reviewed. A comprehensive plan will be developed and implemented. The energy efficiency measures will then be inspected and tested to ensure specific energy saving goals are met.

Maximize energy efficiency while simultaneously meeting all DCA rehab and sustainability requirements applicable to the 4% tax credit deals.

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

PERMANENT FINANCING FEES

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

Total Cost

DCA-RELATED COSTS

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

Total Cost

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

Total Cost

EQUITY COSTS

Syndicator Due Diligence Fees

The Syndicator Due Diligence Fee covers various costs incurred by the tax credit syndicator including but not limited to appraisal, physical need assessment, insurance costs, etc. These costs are incurred to assist the Syndicator in their underwriting process and ultimately do not provide a direct benefit to the project, so therefore, are not included in basis.

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification



DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

Total Cost Total Basis

OTHER COSTS

Travel & Misc

This budget line item is meant to cover travel to and from the property for draw meetings and inspections and other small costs associated with the project draws such as shipping.

This is not included in basis.

Total Cost Total Basis

PART FIVE - UTILITY ALLOWANCES - 2017-0 Southwood Apartments, Morrow, Clayton County

DCA Utility Region for project: North

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

HUD Rent Schedule		
June 1, 2017	Structure	2-Story Walkup

Paid By (check one)

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Natural Gas		X						
Cooking	Natural Gas		X						
Hot Water	Natural Gas		X						
Air Conditioning	Electric	X							
Range/Microwave	Electric	X							
Refrigerator	Electric	X							
Other Electric	Electric	X			63	84	136		
Water & Sewer	Submetered*? <input type="checkbox"/> No		X						
Refuse Collection									
Total Utility Allowance by Unit Size					0	63	84	136	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure	

Paid By (check one)

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	<<Select Fuel >>								
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

The utility allowance stated above is a aggregate utility calculation determined by HUD.

DCA COMMENTS

Building Type: Detached / SemiDetached
(for **Cost Limit**
purposes) Row House

Historic
Historic
Historic
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	24	104	68	0	196
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
50% AMI
Total

0	19,440	106,912	83,980	0	210,332
0	0	0	0	0	0
0	19,440	106,912	83,980	0	210,332
0	0	0	0	0	0
0	19,440	106,912	83,980	0	210,332
0	0	0	0	0	0
0	19,440	106,912	83,980	0	210,332

Unrestricted
Total Residential
Common Space
Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

9,254

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

0.36%

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	107,516
Maintenance Salaries & Benefits	130,581
Support Services Salaries & Benefits	
Other (describe here)	
Subtotal	238,097

On-Site Office Costs

Office Supplies & Postage	22,000
Telephone	
Travel	
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	12,533
Other (describe here)	
Subtotal	34,533

Maintenance Expenses

Contracted Repairs	120,000
General Repairs	7,910
Grounds Maintenance	
Extermination	
Maintenance Supplies	30,000
Elevator Maintenance	
Redecorating	
Other (describe here)	
Subtotal	157,910

On-Site Security

Contracted Guard	10,632
Electronic Alarm System	
Subtotal	10,632

Professional Services

Legal	5,000
Accounting	5,257
Advertising	2,098
Other (describe here)	
Subtotal	12,355

Utilities (Avg\$/mth/unit)

Electricity	6	14,544
Natural Gas	28	66,950
Water&Swr	73	172,466
Trash Collection		19,786
Other (describe here)		
Subtotal		273,746

Taxes and Insurance

Real Estate Taxes (Gross)*	251,000
Insurance**	51,855
Worker's Compensation Insurance	10,170
Subtotal	313,025

Management Fee:

	119,159
653.71	Average per unit per year
54.48	Average per unit per month

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

TOTAL OPERATING EXPENSES 1,159,457

Average per unit 5,915.60
 Total OE Required 0

Replacement Reserve (RR) 68,600

Proposed average RR/unit amount: 350

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	196 units x \$350 =	68,600
New Constr	0 units x \$250 =	0
SF or Duplex		
	0 units x \$420 =	0
Historic Rhb		
	0 units x \$420 =	0
Totals	196	68,600

TOTAL ANNUAL EXPENSES 1,228,057

V. APPLICANT COMMENTS AND CLARIFICATIONS

The Real Estate Tax calculation is supported by the appraisal. The calculation takes the market value less FF&E, multiplied by the effective tax rate.
 The property insurance calculation was provided by our insurance agent, RCM&D. The insurance quote is provided in folder 01. The worker's compensation insurance calculation is based on historical costs.
 The rents listed above are shown by subsidy. The section 8 units are listed as receiving assistance from HUD where the LIHTC units are shown as not have a rental assistance subsidy because the rents are restricted. All units will be occupied by tenants making less than 60% of AMI.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Southwood Apartments, Morrow, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.21%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	2,553,300	2,604,366	2,656,453	2,709,582	2,763,774	2,819,050	2,875,431	2,932,939	2,991,598	3,051,430
Ancillary Income	9,254	9,439	9,628	9,820	10,017	10,217	10,422	10,630	10,843	11,059
Vacancy	(179,379)	(182,966)	(186,626)	(190,358)	(194,165)	(198,049)	(202,010)	(206,050)	(210,171)	(214,374)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,040,298)	(1,071,507)	(1,103,652)	(1,136,762)	(1,170,865)	(1,205,991)	(1,242,170)	(1,279,435)	(1,317,818)	(1,357,353)
Property Mgmt	(119,159)	(121,542)	(123,973)	(126,452)	(128,981)	(131,561)	(134,192)	(136,876)	(139,613)	(142,406)
Reserves	(68,600)	(70,658)	(72,778)	(74,961)	(77,210)	(79,526)	(81,912)	(84,369)	(86,900)	(89,507)
NOI	1,155,118	1,167,132	1,179,053	1,190,870	1,202,570	1,214,140	1,225,568	1,236,839	1,247,938	1,258,849
Mortgage A	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(5,000)	(5,150)	(5,305)	(5,464)	(5,628)	(5,796)	(5,970)	(6,149)	(6,334)	(6,524)
Cash Flow	226,023	237,887	249,653	261,311	272,847	284,249	295,503	306,594	317,509	328,230
DCR Mortgage A	1.25	1.26	1.28	1.29	1.30	1.31	1.33	1.34	1.35	1.36
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.25	1.26	1.28	1.29	1.30	1.31	1.33	1.34	1.35	1.36
Oper Exp Coverage Ratio	1.94	1.92	1.91	1.89	1.87	1.86	1.84	1.82	1.81	1.79
Mortgage A Balance	15,809,639	15,675,338	15,534,145	15,385,707	15,229,650	15,065,585	14,893,100	14,711,764	14,521,121	14,320,695
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Southwood Apartments, Morrow, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.21%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	3,112,458	3,174,708	3,238,202	3,302,966	3,369,025	3,436,406	3,505,134	3,575,236	3,646,741	3,719,676
Ancillary Income	11,281	11,506	11,736	11,971	12,210	12,455	12,704	12,958	13,217	13,481
Vacancy	(218,662)	(223,035)	(227,496)	(232,046)	(236,686)	(241,420)	(246,249)	(251,174)	(256,197)	(261,321)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,398,074)	(1,440,016)	(1,483,216)	(1,527,713)	(1,573,544)	(1,620,750)	(1,669,373)	(1,719,454)	(1,771,038)	(1,824,169)
Property Mgmt	(145,254)	(148,159)	(151,122)	(154,145)	(157,227)	(160,372)	(163,579)	(166,851)	(170,188)	(173,592)
Reserves	(92,193)	(94,958)	(97,807)	(100,741)	(103,764)	(106,877)	(110,083)	(113,385)	(116,787)	(120,291)
NOI	1,269,557	1,280,046	1,290,297	1,300,292	1,310,014	1,319,441	1,328,554	1,337,330	1,345,748	1,353,785
Mortgage A	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(6,720)	(6,921)	(7,129)	(7,343)	(7,563)	(7,790)	(8,024)	(8,264)	(8,512)	(8,768)
Cash Flow	338,742	349,030	359,073	368,854	378,356	387,556	396,435	404,971	413,141	420,922
DCR Mortgage A	1.37	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.46
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.37	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.46
Oper Exp Coverage Ratio	1.78	1.76	1.74	1.73	1.71	1.70	1.68	1.67	1.65	1.64
Mortgage A Balance	14,109,983	13,888,458	13,655,564	13,410,719	13,153,308	12,882,687	12,598,178	12,299,069	11,984,609	11,654,012
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Southwood Apartments, Morrow, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.21%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	3,794,069	3,869,951	3,947,350	4,026,297	4,106,823	4,188,959	4,272,738	4,358,193	4,445,357	4,534,264
Ancillary Income	13,751	14,026	14,306	14,593	14,884	15,182	15,486	15,796	16,111	16,434
Vacancy	(266,547)	(271,878)	(277,316)	(282,862)	(288,520)	(294,290)	(300,176)	(306,179)	(312,303)	(318,549)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,878,894)	(1,935,261)	(1,993,319)	(2,053,118)	(2,114,712)	(2,178,153)	(2,243,498)	(2,310,803)	(2,380,127)	(2,451,530)
Property Mgmt	(177,064)	(180,605)	(184,217)	(187,901)	(191,659)	(195,493)	(199,402)	(203,390)	(207,458)	(211,607)
Reserves	(123,899)	(127,616)	(131,445)	(135,388)	(139,450)	(143,633)	(147,942)	(152,380)	(156,952)	(161,660)
NOI	1,361,416	1,368,617	1,375,360	1,381,620	1,387,367	1,392,572	1,397,207	1,401,237	1,404,629	1,407,351
Mortgage A	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(9,031)	(9,301)	(9,581)	(9,868)	(10,164)	(10,469)	(10,783)	(11,106)	(11,440)	(11,783)
Cash Flow	428,290	435,220	441,684	447,657	453,108	458,008	462,329	466,036	469,094	471,473
DCR Mortgage A	1.47	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.47	1.48	1.49	1.50	1.50	1.51	1.51	1.52	1.52	1.52
Oper Exp Coverage Ratio	1.62	1.61	1.60	1.58	1.57	1.55	1.54	1.53	1.51	1.50
Mortgage A Balance	11,306,449	10,941,049	10,556,898	10,153,032	9,728,440	9,282,059	8,812,770	8,319,397	7,800,705	7,255,395
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Southwood Apartments, Morrow, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors) **5,000** Yr 1 Asset Mgt Fee Percentage of EGI: -0.21%

Property Mgt Fee Growth Rate (choose one): Yr 1 Prop Mgt Fee Percentage of EGI: 5.00%

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

Percent of Effective Gross Income **Yes** --> If Yes, indicate actual percentage: 5.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	4,624,950	4,717,449	4,811,797	4,908,033	5,006,194
Ancillary Income	16,762	17,098	17,440	17,788	18,144
Vacancy	(324,920)	(331,418)	(338,047)	(344,808)	(351,704)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(2,525,076)	(2,600,829)	(2,678,853)	(2,759,219)	(2,841,996)
Property Mgmt	(215,840)	(220,156)	(224,560)	(229,051)	(233,632)
Reserves	(166,510)	(171,506)	(176,651)	(181,950)	(187,409)
NOI	1,409,366	1,410,638	1,411,126	1,410,794	1,409,598
Mortgage A	(924,095)	(924,095)	(924,095)	(924,095)	(924,095)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	(12,136)	(12,500)	(12,875)	(13,262)	(13,660)
Cash Flow	473,134	474,043	474,156	473,437	471,843
DCR Mortgage A	1.53	1.53	1.53	1.53	1.53
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.53	1.53	1.53	1.53	1.53
Oper Exp Coverage Ratio	1.48	1.47	1.46	1.45	1.43
Mortgage A Balance	6,682,099	6,079,383	5,445,736	4,779,571	4,079,219
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Southwood Apartments, Morrow, Clayton County

I. OPERATING ASSUMPTIONS

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

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

Asset Management Fee Amount (include total charged by all lenders/investors)	5,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.21%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	5.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	5.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.)
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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

Southwood Apartments' redevelopment plan will meet all feasibility assumptions as described in the 2017 QAP.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

2 COST LIMITS

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.

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.

New Construction and Acquisition/Rehabilitation				Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)			
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type		
Detached/Semi-Detached	Efficiency	0	0	139,407 x 0 units =	0	0	
	1 BR	1	0	182,430 x 0 units =	0	0	
	2 BR	2	0	221,255 x 0 units =	0	0	
	3 BR	3	0	270,488 x 0 units =	0	0	
	4 BR	4	0	318,270 x 0 units =	0	0	
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>	
Row House	Efficiency	0	0	130,931 x 0 units =	0	0	
	1 BR	1	0	171,658 x 0 units =	0	0	
	2 BR	2	0	208,792 x 0 units =	0	0	
	3 BR	3	0	256,678 x 0 units =	0	0	
	4 BR	4	0	304,763 x 0 units =	0	0	
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>	
Walkup	Efficiency	0	0	108,868 x 0 units =	0	0	
	1 BR	1	24	150,379 x 24 units =	3,609,096	0	
	2 BR	2	104	190,725 x 104 units =	19,835,400	0	
	3 BR	3	68	249,057 x 68 units =	16,935,876	0	
	4 BR	4	0	310,346 x 0 units =	0	0	
	<i>Subtotal</i>		<i>196</i>		<i>40,380,372</i>	<i>0</i>	
Elevator	Efficiency	0	0	112,784 x 0 units =	0	0	
	1 BR	1	0	157,897 x 0 units =	0	0	
	2 BR	2	0	203,010 x 0 units =	0	0	
	3 BR	3	0	270,681 x 0 units =	0	0	
	4 BR	4	0	338,351 x 0 units =	0	0	
	<i>Subtotal</i>		<i>0</i>		<i>0</i>	<i>0</i>	
Total Per Construction Type		196		40,380,372		0	

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

29,928,190

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

40,380,372

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

DCA's Comments:

Threshold Justification per Applicant
The proposed development plan does not exceed DCA's project cost limit.

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

DCA's Comments:

Threshold Justification per Applicant
This property will serve families and the proposed scope of work will greatly improve their quality of life.

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?

Agree

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:

The site will provide two social events each month (birthday parties, holiday dinners, movie nights, The site will provide computer literacy classes, after school tutoring, and adult bible study one night

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 includec

C.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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

DCA's Comments:

The applicant agrees to provide these services and believe these services will contribute to a greater sense of community on-site.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

5 MARKET FEASIBILITY

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- 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.

A.	Rebecca S. Arthur, MAI	
B.	10-12 months	
C.	95.2% average weighted occupancy	
D.	10.1% (without subsidy); 1.7%-5.5% (with subsidy)	

Pass?

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. Yes

Threshold Justification per Applicant

Per the Market Study in folder 05, there have been no properties allocated tax credits in the last 5 years with in the propertie's PMA.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?
If an appraisal is included, indicate Appraiser's Name and answer the following questions:
 - 1) Does it provide a land value?
 - 2) Does it provide a value for the improvements?
 - 3) Does the appraisal conform to USPAP standards?
 - 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?

Appraiser's Name: **David W. Ross, VSI Appraisal Group**

Pass?		<input type="checkbox"/>
A.	Yes	<input type="checkbox"/>
B.	Yes	<input type="checkbox"/>
1)	Yes	<input type="checkbox"/>
2)	Yes	<input type="checkbox"/>
3)	Yes	<input type="checkbox"/>
4)		<input type="checkbox"/>
C.	No	<input type="checkbox"/>
D.		<input type="checkbox"/>
1)	No	<input type="checkbox"/>
2)	No	<input type="checkbox"/>
3)	No	<input type="checkbox"/>

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
 - 1) Rezoned?
 - 2) Subdivided?
 - 3) Modified?

Threshold Justification per Applicant

The appraisal in folder 06 supports all statements mentioned above.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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

7 ENVIRONMENTAL REQUIREMENTS

Pass?

--

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 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?

A. Dominion Due Diligence Group		
B. No		
C. No		
1) <input style="width: 90%;" type="text"/>		
2) <input style="width: 90%;" type="text"/>		

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

D.				
1)	No			
2)	No			
a)				
b)				
c)				
3)	No			
a)				
b)				
c)				
4)	Yes			

- 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)	No	
2)	No	
3)	No	
G.	N/A	

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

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

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

H. <<Select>>	<<Select>>
----------------------------------	-------------------------------

- I. List all contiguous Census Tracts:

I.

--

- J. Is Contract Addendum included in Application?

J.		
----	--	--

Threshold Justification per Applicant

The Phase I found in folder 07 supports the claims made above.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

8 SITE CONTROL

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

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

Threshold Justification per Applicant

The Purchase and Sale Agreement in folder 08 states the terms of the site control.

DCA's Comments:

9 SITE ACCESS

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

Pass?	
A.	Yes
B.	
C.	
D.	

Threshold Justification per Applicant

The ALTA Survey in folder 09 shows there is a paved road at the entrance of the building.

DCA's Comments:

10 SITE ZONING

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

Pass?	
A.	Yes
B.	Yes
C.	Yes
1)	Yes
2)	Yes
3)	Yes
4)	Yes
5)	
D.	Yes
E.	Yes

Threshold Justification per Applicant

The zoning ordinance in folder 10 supports that the property is operating as designated.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

Applicant Response DCA USE

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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11 OPERATING UTILITIES

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

- 1) Gas
- 2) Electric

Gas South
Georgia Power

Pass?		
1)	Yes	
2)	Yes	

The property currently has operating utilities on-site.

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

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

Pass?		
A1)	No	
A2)		

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

- 1) Public water
- 2) Public sewer

Clayton County Water Authority
Clayton County Water Authority

B1)	Yes	
B2)	Yes	

Threshold Justification per Applicant

The property currently has water and sewer on-site.

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?		
A.	No	

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

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

A1) Building
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) Furnished Arts & Craft/Activity Center
2) Covered Pavillion with Picnic/barbecue facilities

3) Equipped playground
4) Equipped computer center

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

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

- 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)	Yes	
4)	Yes	
5)	No	
6a)	Yes	
6b)	No	

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

D.	N/A	
----	-----	--

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

1)		
2)		
3a)		
3b)		

Threshold Justification per Applicant

The applicant has incorporated into the scope of work the amenities listed above to provide the residents with a better quality of life.

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

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DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

Pass?

A. Type of rehab (choose one):

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

B. Date of Physical Needs Assessment (PNA):

B. **October 16, 2017**

Name of consultant preparing PNA:

Dominion Due Diligence Group

Is 20-year replacement reserve study included?

Yes

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

C. **Yes**

Name of qualified BPI Building Analyst or equivalent professional:

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

D. **Yes**

DCA Rehabilitation Work Scope form referenced above clearly

1. All immediate needs identified in the PNA.

1) **Yes**

addresses:

2. All application threshold and scoring requirements

2) **Yes**

3. All applicable architectural and accessibility standards.

3) **Yes**

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

4) **Yes**

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

E. **Agree**

Threshold Justification per Applicant

The Applicant was granted a pre-application waiver to increase hard cost contingency from 7% to 10%, per the request of the Lender.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

Pass?

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

A. **Yes**

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

Yes

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

B. **Yes**

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

C. **Yes**

Site Map delineates the approximate location point of each photo?

Yes

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

D. **Yes**

Threshold Justification per Applicant

The Applicant agrees that all documentation provided in Folder 15 meet the above requirements.

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. **Agree**

Threshold Justification per Applicant

The scope of work incorporates specific energy saving measures to ensure the minimum energy efficiency measures are met. In addition, the final construction documents will reflect what is required by the QAP and DCA Architectural Manual.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

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	
Yes	

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

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

B. Standard Design Options for All Projects

- 1) Exterior Wall Finishes (select one)
- 2) Major Bldg Component Materials & Upgrades (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
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)
- 2)

C.		
1)		
2)		

Threshold Justification per Applicant

DCA has granted approval to not include microwaves or minimum roof covering dimensions as these items would not optimize the use of resources. In addition, DCA has granted conditional approval to only refurbish or replace exterior stairs as required per the PNA remaining useful life chart.

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):
- F. **DCA Final Determination**

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

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

Threshold Justification per Applicant

The organization of the Partnership has changed so that there is now only one GP Member. In the pre-application there were two. The organizational structure is simpler now.

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

The applicant has been awarded a qualifying status after the review of the pre-application.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

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

Pass?		

Threshold Justification per Applicant

The applicant is not a non-profit.

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? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: D.

Pass?		

Threshold Justification per Applicant

The applicant is not eligible for home loans under the CHDA set-aside.

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

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

Pass?	Yes	

Threshold Justification per Applicant

A legal opinion provided in folder 23 states the property is eligible for acquisition credits.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton 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.

24 RELOCATION AND DISPLACEMENT OF TENANTS

- 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?

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

- 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	11		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	13		5) Number of Displaced Tenants	0	
3) Number of Vacancies	4				

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

1) Individual interviews	Yes		3) Written Notifications	Yes	
2) Meetings	Yes		4) Other - describe in box provided:		

Threshold Justification per Applicant

The applicant has worked closely with the property management company and general contractor to ensure a plan is in place so that no tenants will be displaced during the planned renovations.

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

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

Threshold Justification per Applicant

The applicant agrees to prepare and submit an AFFH Marketing plan.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

The applicant has optimized the utilization of resources by utilizing conventional debt, federal tax credits, and state tax credits to finance the substantial rehabilitation of the property.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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

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

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

TOTALS:

1. APPLICATION COMPLETENESS

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

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

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

DCA's Comments:

Enter "1" for each item listed below.

A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr 0	INCOMPLETE Documents:	Nbr 0	B. Financial adjustments/revisions:	Nbr 0
1		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	
12		12		12	

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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

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

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

A. Deeper Targeting through Rent Restrictions

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

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

Total Residential Units: **196**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

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

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

B. Deeper Targeting through New PBRA Contracts

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

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

Nbr of PBRA Residential Units:

0.00%	0.00%
0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

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

A. Desirable Activities

(1 or 2 pts each - see QAP)

B. Bonus Desirable

(1 pt - see QAP)

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

Scoring Justification per Applicant

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

	0	0
A.		
B.		
C.		

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

Evaluation Criteria

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

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

	0	0
Applicant Agrees?		
DCA Agrees?		

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	
	20	20

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		
	Yes/No	Yes/No
C.		

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?

1. EarthCraft Communities

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

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:

2	A.	Yes/No	Yes/No

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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

Commitments for Building Certification:

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

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

C. Exceptional Sustainable Building Certification 3 C. Yes/No Yes/No

- | | | | |
|--|----|----------------------|----------------------|
| 1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? | 1. | <input type="text"/> | <input type="text"/> |
|--|----|----------------------|----------------------|

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

- | | | | |
|---|----|--------------------------------|--------------------------------|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | <input type="text" value="0"/> | <input type="text" value="0"/> |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines. | 2. | <input type="text"/> | <input type="text"/> |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | <input type="text"/> | <input type="text"/> |

Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7

A Census Tract Demographics 3

& Competitive Pool chosen: **N/A - 4% Bond** Yes/No Yes/No

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

C. Georgia Department of Public Health Stable Communities 2

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

D. Mixed-Income Developments in Stable Communities Market units: Total Units: Mkt Pct of Total: 2

DCA's Comments:

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Score Value table with columns Self Score and DCA Score. Totals: 92 and 10.

8. TRANSFORMATIONAL COMMUNITIES (choose A or B)

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):

Table with columns Revitalization Plan and Transformation Plan, each with Yes/No sub-columns. Rows a-f contain questions about project site delineation, public input, affordable housing, implementation measures, resources, and inclusion in application binder.

Website address (URL) of Revitalization Plan:

Website address (URL) of Transformation Plan:

Input fields for website addresses.

A. Community Revitalization

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

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

Form for providing dates and page numbers for revitalization plan.

Score Value table for section A with columns Yes/No and Yes/No.

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

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

Form for providing event and support entity details.

1. Community Revitalization Plan - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
2. Qualified Census Tract and Community Revitalization Plan - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
Project is in a QCT? No Census Tract Number: 13063040408 Eligible Basis Adjustment: <<Select>>

Score Value table for items 1 and 2.

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

OR

B. Community Transformation Plan

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

1. Community-Based Team

Community-Based Developer (CBD)

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

CBD 1

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

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

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 benefiting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.

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

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

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

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

iii. CQB Name			Website		
Contact Name	Direct Line		Email		

2. Quality Transformation Plan

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?		

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

ii. Transformation Partner 2 <input type="text" value="<Select Transformation Prtnr type>"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name <input type="text"/>			Date(s) of publication of meeting notice <input type="text"/>
Website <input type="text"/>			Publication(s) <input type="text"/>
Contact Name <input type="text"/>	Direct Line <input type="text"/>		Social Media <input type="text"/>
Email <input type="text"/>			Mtg Locatn <input type="text"/>
Role <input type="text"/>			Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
b) <i>Citizen Outreach</i> Choose either "I" or "ii" below for (b).			Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. <input type="text"/> <input type="text"/>
or Nbr of Respondents			
ii. Public Meetings			ii. <input type="text"/> <input type="text"/>
Meeting 1 Date <input type="text"/>		Dates: Mtg 2 <input type="text"/>	Mtg Notice Publication <input type="text"/>
Date(s) of publication of Meeting 1 notice <input type="text"/>		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s) <input type="text"/>		Publication(s) <input type="text"/>	
Social Media <input type="text"/>		Social Media <input type="text"/>	
Meeting Location <input type="text"/>		Mtg Locatn <input type="text"/>	
Copy(-ies) of published notices provided in application binder? <input type="text"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>	
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			

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance		Family	4	1.		
Source		Bank Name				
Contact	Direct Line	Account Name				
Email		Bank Website				
Bank Contact	Direct Line	Contact Email				

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

Description of Use of Funds

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

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?	1	2.		
b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?				

3. Third-Party Capital Investment

Competitive Pool chosen: **N/A - 4% Bond** 2 3.

Unrelated Third-Party Name		Improvement Completion Date	
Unrelated Third-Party Type	<Select unrelated 3rd party type>		
Is 3rd party investment community-wide in scope or was improvement completed more than 3 yrs prior to Application Submission?			
Distance from proposed project site in miles, rounded up to the next tenth of a mile		miles	

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):	29,928,190
---	---------	---------	--------------------------------	------------

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	10	20
D.		
1.		
2.		

D. Community Designations

(Choose only one.)

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
---	---

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

A. Phased Developments

Phased Development?

No N/A

3

A.		
1.		

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

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

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

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

2.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

3

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

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

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

3
2

1.		
2.		
C.	0	0

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4

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

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

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	2	0
	Yes/No	Yes/No

10. MARKET CHARACTERISTICS

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%?

A.		
B.		
C.		
D.		

Scoring Justification per Applicant

DCA's Comments:

11. EXTENDED AFFORDABILITY COMMITMENT

(choose only one)

A. Waiver of Qualified Contract Right

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

B. Tenant Ownership

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

DCA's Comments:

	0	0
A.		
B.		

12. EXCEPTIONAL NON-PROFIT

0

	Yes/No	Yes/No

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

13. RURAL PRIORITY

Competitive Pool:

N/A - 4% Bond

Urban or Rural:

Urban

--	--	--

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

196

MGP	Hampstead Southwood, LLC	0.0010%	Greg Gossard	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	The Hampstead Group, Inc.	0.0000%	Greg Gossard
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	R4 SWGA Acquisition LLC	98.9990%	Ronne Thielen	Developmt Consult	GHC Investment Holdings LLC	0.0000%	Gregory F. Perltr
State LP	R4 SWGA Acquisition LLC	1.0000%	Ronne Thielen				

Scoring Justification per Applicant

DCA's Comments:

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

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

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

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

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

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

B. Designated Military Zones

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

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

City: **Morrow** County: **Clayton** QCT? **No** Census Tract #: **13063040408**

Scoring Justification per Applicant

DCA's Comments:

B.	
----	--

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

Unmet criterion results in no points!

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

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

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

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

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

	29,928,190
	0.0000%

0.0000%

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20

16. INNOVATIVE PROJECT CONCEPT

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.

DCA's Comments:

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

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

20
196
20
24

3	0	0
2	A.	0
1.		0

	2.	
	3.	
	4.	

B. Target Population Preference

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

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

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

Nbr of Settlement units:

0

0.0%

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

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

196

% 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

196

% of Total

0.00%

DCA's Comments:

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

Agree or Y/N Agree or Y/N

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

A. Preventive Health Screening/Wellness Program for Residents

3

0	0
---	---

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

a)		
b)		
c)		

2. Description of Service (Enter "N/a" if necessary)

Occurrence Cost to Resident

	Occurrence	Cost to Resident
a)		
b)		
c)		
d)		

B. Healthy Eating Initiative

2

0	0
---	---

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

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

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

Description of Monthly Healthy Eating Programs

Description of Related Event

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

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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

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

Score Value	Self Score	DCA Score
TOTALS: 92	20	20
2	0	0

C. Healthy Activity Initiative

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

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

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

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

a)		
b)		
c)		
d)		
e)		

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

f)		
g)		

Length of Trail _____ miles

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

2.		
----	--	--

Scoring Justification per Applicant

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

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

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website: _____

Tenancy Family

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

--	--

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

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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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

OR B. Exceed the minimum jobs threshold by 50%

TOTALS:

Score Value	Self Score	DCA Score
92	20	20
2	0	0

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

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:

Total Nbr of Jobs w/in the 2-mile radius:

Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:

Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
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:	0.00%	0.00%

Project City	Morrow
Project County	Clayton
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

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

PART NINE - SCORING CRITERIA - 2017-0 Southwood Apartments, Morrow, Clayton County

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

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

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

**Score
Value**

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

TOTALS:

92

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

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.

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

Southwood Apartments
Morrow, Clayton 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

Southwood Apartments
Morrow, Clayton County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Southwood Apartments

Morrow, Clayton County

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

Scoring Section 16 - Innovative Project Concept Narrative

Southwood Apartments

Morrow, Clayton 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

Greg Gossard

 Printed Name

 Signature

Member of GP

 Title

January 19, 2018

 Date
 [SEAL]

SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

<u>Category</u>	<u>Specification</u>	<u>Scale</u>	
Funding Limits	LIHTC	Per Project	Flexible Pool
			Rural Pool
	HOME	Per Project	Extraordinary
		Per Owner Per Round	
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Project	
		Per Owner Per Round (% of HOME funds)	
		Per Unit (Avg)	

MSA	Type	Unit TDC Limit by Bedroom Size					Historic / CTC MSA
		0	1	2	3	4+	
Albany	Detached/Sen	120,264	157,510	191,153	233,904	275,297	Albany
Albany	Elevator	97,421	136,390	175,358	233,811	292,264	Albany
Albany	Row House	112,781	147,999	180,148	221,709	263,370	Albany
Albany	Walkup	93,491	129,089	163,659	213,583	266,118	Albany
Athens	Detached/Sen	124,002	162,434	197,155	241,296	284,013	Athens
Athens	Elevator	100,476	140,667	180,857	241,143	301,429	Athens
Athens	Row House	116,248	152,579	185,753	228,661	271,655	Athens
Athens	Walkup	96,302	132,960	168,552	219,940	274,032	Athens
Atlanta	Detached/Sen	139,407	182,430	221,255	270,488	318,270	Atlanta
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351	Atlanta
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763	Atlanta
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346	Atlanta
Augusta	Detached/Sen	128,534	167,884	203,317	248,031	291,664	Augusta
Augusta	Elevator	103,683	145,157	186,630	248,840	311,050	Augusta
Augusta	Row House	121,141	158,487	192,445	235,984	279,881	Augusta
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094	Augusta
Chattanooga	Detached/Sen	133,109	174,341	211,588	258,924	304,750	Chattanooga
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504	Chattanooga
Chattanooga	Row House	124,813	163,799	199,390	245,408	291,530	Chattanooga
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424	Chattanooga
Columbus	Detached/Sen	121,194	158,615	192,390	235,232	276,796	Columbus
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201	Columbus
Columbus	Row House	113,800	149,219	181,518	223,185	265,013	Columbus
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563	Columbus
Macon	Detached/Sen	122,484	160,449	194,750	238,357	280,557	Macon
Macon	Elevator	99,250	138,950	178,650	238,200	297,750	Macon
Macon	Row House	114,820	150,709	183,480	225,870	268,343	Macon
Macon	Walkup	95,112	131,315	166,465	217,213	270,634	Macon
Savannah	Detached/Sen	128,669	168,462	204,394	250,016	294,230	Savannah
Savannah	Elevator	104,177	145,848	187,519	250,025	312,532	Savannah
Savannah	Row House	120,734	158,379	192,727	237,087	281,584	Savannah
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392	Savannah
Valdosta	Detached/Sen	117,818	154,420	187,511	229,637	270,341	Valdosta
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647	Valdosta
Valdosta	Row House	110,334	144,909	176,506	217,443	258,414	Valdosta
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274	Valdosta

HOME 221(d)(3) Unit Subsidy Limits

Unit Cost Limit	0 BR	1 BR	2 BR
	110,481	126,647	154,003

<u>Category</u>	<u>Specification</u>	<u>Scale</u>	
Annual Operating Expenses	Urban	City of Atlanta	Per Unit
		Other MSA	Per Unit
	Rural	MSA	Per Unit
		Non-MSA w/out USDA Financing	Per Unit
		Non-MSA with USDA Financing	Per Unit
			Per Unit
Replacement Reserve Pymt	Rehab	Per Unit	
	New	Per Unit	
	Single Family and Duplex	Per Unit	
	Historic Rehab	Per Unit	

Development Costs

Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture
-----------------------	----------------------------	---

	Tax Credit Application Fee	Per Project - Nonprofit
	Tax Credit Letter of Determination Fee	
	DCA HOME Consent Loan Pre-Application Fee	Per Project - For Profit or Joint Venture
	DCA HOME Consent Loan Pre-Application Fee	Per Project - Nonprofit
Hard Costs	Rehab	Avg Per "Dwelling" unit hard costs - not inc
Construction Contingency	New	LESSER OF % of Construction Hard Costs OR Dollar amount
	Rehab	LESSER OF % of Construction Hard Costs OR Dollar amount
Builder Profit	n/a	% of (Construction Hard Costs, exclusive o
Builder's Overhead	n/a	% of (Construction Hard Costs, exclusive o
General Requirements (exclusive of Contractor Svcs)	n/a	% of (Construction Hard Costs, exclusive o
Professional Services	Green Building Consultant Fee	
DCA-Related Costs	LIHTC Allocation Fee	Percent of Credit Request
	4% LIHTC IRS Form 8609 Fee	Percent of Credit Request
	HOME Front-End Analysis Fee	
	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination	
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%) Per Unit
		USDA 515 or URFA Fee Per Unit
		Single Family Detached or Duplex fee Per Dwelling
		HOME Per Unit
		Non-compliant Reinspection Fee Per Unit or File Plus travel
Developer's Fee		Maximum
	Identity of Interest	Maximum Waiver Amount for 4% bond app
		New Construction
		Acq / Rhb Acq portion
		Rhb portion
		Rehabilitation
		% DF to bldg acq
	No Identity of Interest	% of (TDC - budgeted DF - uw Land - Acq
		% of (TDC - budgeted DF - uw Land)
		LESSER OF % of (TDC - uw Land - budge
		OR percentage proposed
	Deferred DF Term (Years)	
	Deferred DF % of Total DF	

Operating Deficit Reserve		Mths of Year 1 Debt Service (out of 12)
Rent-Up Reserve		Mths of Year 1 O&M Expense (out of 12)
LIHTC Final Inspection Fee		Mths of projected operating expenses
		Per Project

Proforma Operating Forecast

Number of Persons in Family and Percentage Adjustments for Rent Calculations

1	2	3
70%	80%	90%

Revenue Growth Rate	Per Operation Year
V&C Loss Rate (Non-PBRA/USDA)	Per Operation Year
V&C Loss Rate (PBRA/USDA)	Per Operation Year
Operating Expense Growth Rate	Per Operation Year
Replacement Reserve Annual Payment Growth Rate	Per Operation Year
Operating Reserve Annual Payment Growth Rate	Per Operation Year

Setasides

Nonprofit	Percent of available 9% credit pool
CHDO	Amount from state HOME allocation

Pools

Rural	Percent of available 9% credit pool
Flexible	Percent of available 9% credit pool

Unit Accessibility

Equipped for Mobility Disabled Residents	Percent of Total Units
With Roll-In Showers	Percent of Units Equipped for Mobility Disa
Equipped for Hearing- and Sight-Impaired Residents	Percent of Total Units

Assumed Family Size Adjustments

<u># Bdrms</u>	<u>Adj</u>	<u>AFS</u>
0	0.7	1
1	0.75	1.5
2	0.9	3
3	1.04	4.5
4	1.16	6
5	1.28	7.5

DCA UTILITY ALLOWANCES

Effective 1/1/2017

Unit Type	Use	Appliance Ty	NORTHERN Region					SO	
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR
Larger Apartment Building (5+ Units)	Heating	Natural Gas	6	8	10	12	16	5	8
		Propane	22	30	37	46	56	17	26
		Electric	9	13	17	20	26	6	11
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
	Range/Microw	Electric	11	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	13	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	7	10	12	16	20	6	8
		Propane	23	35	41	54	70	19	27
		Electric	12	17	20	26	30	8	12
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	6	10	12	14	19	10	12
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	5	6	9	12	14	8	10
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	10	14	21	25	29	10	14
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
	Range/Microw	Electric	11	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	13	
Single Family Home	Heating	Natural Gas	8	12	16	19	24	7	9
		Propane	30	43	56	70	89	22	30
		Electric	14	20	26	31	39	10	14
		Electric Heat P	9	14	16	18	24	4	6
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	17	24	30	37	47	17	23
		Air Cond. Electric	6	9	11	14	18	9	13
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
	Range/Microw	Electric	11	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	13	
Single Family Attached	Heating	Natural Gas	8	11	14	17	22	6	9
		Propane	28	39	50	63	72	22	30
		Electric	13	18	23	28	35	9	13
		Electric Heat P	4	5	6	9	11	2	2
	Cooking	Natural Gas	2	3	3	4	5	2	3
		Propane	7	11	13	15	20	11	13
		Electric	5	7	9	12	15	5	7
	Other Electric	Electric	15	21	27	33	42	15	21
		Air Cond. Electric	6	8	10	12	16	8	12
	Hot Water	Natural Gas	3	4	6	7	8	3	5
		Propane	11	15	22	26	30	11	15
		Electric	9	14	19	24	28	9	14
	Water		17	20	23	28	34	17	18
	Sewer		18	21	25	31	37	19	20
	Trash Collection		15	15	15	15	15	15	15
	Range/Microw	Electric	11	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	13	

2016

<u>Area</u>	<u>AM/</u>	<u>State</u>	<u>County Name</u>	<u>Utility Region</u>	<u>(Non)Metropolitan SA</u>	<u>MSA?</u>	<u>FMR MSA</u>	<u>FMR MSA</u>
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Cour	N
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	N
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon Count	N
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA M	Y
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cou	N
Augusta-Richmon	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks Count	N
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Baldwin Co.	50,000	DE	Bartow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	N
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Coun	N
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA M	Y
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cou	N
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, G	Y
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA	Y
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, G	Y
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Cour	N
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County	Y
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Cou	N
Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	N
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cou	N
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga	Y
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, G	Y
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G	Y
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Co	N
Crisp Co.	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch Count	N
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Count	N
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Cour	N
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County	N
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Y
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County	N
Glascock Co.	50,600	SC	Dade	North	Chattanooga	MSA	Chattanooga	Y
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Cour	N
Greene Co.	52,300	TX	Dekalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA M	Y
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Hinesville - Fort S	46,700	WV	Early	South	Early Co.	Non-MSA	Early County	N
Inwin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA	Y
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, G	Y
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County	N
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Cot	N
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans Count	N
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Coun	N
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Cou	N
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N
Macon Co.	38,700		Glascock	North	Glascock Co.	Non-MSA	Glascock Co	N
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G	Y
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Cour	N
Mitchell Co.	42,600		Grady	South	Grady Co.	Non-MSA	Grady Count	N
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene Cour	N
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Morgan Co.	56,500		Habersham	North	Habersham Co.	Non-MSA	Habersham C	N

Murray Co.	46,000	Hall	North	Gainesville	MSA	Gainesville, C	Y
Peach Co.	53,900	Hancock	North	Hancock Co.	Non-MSA	Hancock Cou.	N
Pierce Co.	49,000	Haralson	North	Haralson Co.	MSA	Haralson Cou	Y
Polk Co.	50,000	Harris	North	Columbus	MSA	Columbus, G	Y
Pulaski Co.	49,500	Hart	North	Hart Co.	Non-MSA	Hart County,	N
Putnam Co.	52,700	Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Quitman Co.	34,200	Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Rabun Co.	52,200	Houston	North	Warner Robins	MSA	Warner Robi	Y
Randolph Co.	36,900	Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N
Rome	48,600	Jackson	North	Jackson Co.	Non-MSA	Jackson Cou	N
Savannah	63,500	Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Schley Co.	53,800	Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N
Screven Co.	47,800	Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Cou	N
Seminole Co.	39,200	Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Cour	N
Stephens Co.	48,200	Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N
Stewart Co.	33,400	Jones	North	Macon	MSA	Macon, GA N	Y
Sumter Co.	44,300	Lamar	North	Lamar Co.	MSA	Lamar Count	Y
Talbot Co.	40,000	Lanier	South	Valdosta	MSA	Valdosta, GA	Y
Taliaferro Co.	37,500	Laurens	North	Laurens Co.	Non-MSA	Laurens Cou	N
Tattnall Co.	48,400	Lee	South	Albany	MSA	Albany, GA N	Y
Taylor Co.	35,900	Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fo	Y
Telfair Co.	34,500	Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Y
Thomas Co.	44,000	Long	South	Long Co.	MSA	Long County,	Y
Tift Co.	42,800	Lowndes	South	Valdosta	MSA	Valdosta, GA	Y
Toombs Co.	47,700	Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N
Towns Co.	46,900	Macon	North	Macon Co.	Non-MSA	Macon Count	N
Treutlen Co.	47,500	Madison	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Troup Co.	52,000	Marion	North	Columbus	MSA	Columbus, G	Y
Turner Co.	35,100	McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
Union Co.	49,000	McIntosh	South	Brunswick	MSA	Brunswick, G	Y
Upson Co.	44,700	Meriwether	North	Meriwether Co.	MSA	Meriwether C	Y
Valdosta	50,300	Miller	South	Miller Co.	Non-MSA	Miller County	Y
Ware Co.	47,700	Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Cour	N
Warner Robins	59,300	Monroe	North	Monroe Co.	MSA	Monroe Cour	Y
Warren Co.	34,900	Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N
Washington Co.	47,000	Morgan	North	Morgan Co.	MSA	Morgan Cour	Y
Wayne Co.	44,600	Murray	North	Murray Co.	MSA	Murray Coun	Y
Webster Co.	52,800	Muscogee	North	Columbus	MSA	Columbus, G	Y
Wheeler Co.	32,400	Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
White Co.	52,600	Oconee	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clark	Y
Wilkes Co.	40,600	Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Wilkinson Co.	45,200	Peach	North	Peach Co.	Non-MSA	Peach Count	N
		Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Pierce	South	Pierce Co.	Non-MSA	Pierce Count	N
		Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Polk	North	Polk Co.	Non-MSA	Polk County,	N
		Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Coun	N
		Putnam	North	Putnam Co.	Non-MSA	Putnam Cou	N
		Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N
		Rabun	North	Rabun Co.	Non-MSA	Rabun Count	N
		Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N
		Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y
		Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Schley	North	Schley Co.	Non-MSA	Schley Count	N
		Screven	South	Screven Co.	Non-MSA	Screven Cou	N
		Select City first	Select City first	Select City first			DC
		Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N
		Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
		Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N
		Stewart	South	Stewart Co.	Non-MSA	Stewart Cour	N
		Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N
		Talbot	North	Talbot Co.	Non-MSA	Talbot Count	N
		Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Co	N
		Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Coun	N
		Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N
		Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N
		Terrell	South	Albany	MSA	Albany, GA N	Y
		Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N
		Tift	South	Tift Co.	Non-MSA	Tift County, C	N
		Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N
		Towns	North	Towns Co.	Non-MSA	Towns Count	N
		Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N

Troup	North	Troup Co.	Non-MSA	Troup County	N
Turner	South	Turner Co.	Non-MSA	Turner Count	N
Twiggs	North	Macon	MSA	Macon, GA N	Y
Union	North	Union Co.	Non-MSA	Union County	N
Upson	North	Upson Co.	Non-MSA	Upson Count	N
Walker	North	Chattanooga	MSA	Chattanooga	Y
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Ware	South	Ware Co.	Non-MSA	Ware County	N
Warren	North	Warren Co.	Non-MSA	Warren Coun	N
Washington	North	Washington Co.	Non-MSA	Washington (N
Wayne	South	Wayne Co.	Non-MSA	Wayne Coun	N
Webster	South	Webster Co.	Non-MSA	Webster Cou	N
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N
White	North	White Co.	Non-MSA	White County	N
Whitfield	North	Dalton	MSA	Dalton, GA H	Y
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N
Worth	South	Albany	MSA	Albany, GA N	Y

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	Minimum	Maximum
Circumstances Waiver available)	n/a	950,000
	n/a	850,000
	n/a	1,200,000
	n/a	1,800,000
	1,000,000	2,000,000
	n/a	25%

Type	Unit TDC Limit by Bedroom Size				
	0	1	2	3	4+
Detached/Ser	132,290	173,261	210,268	257,294	302,826
Elevator	107,163	150,029	192,893	257,192	321,490
Row House	124,059	162,798	198,162	243,879	289,707
Walkup	102,840	141,997	180,024	234,941	292,729
Detached/Ser	136,402	178,677	216,870	265,425	312,414
Elevator	110,523	154,733	198,942	265,257	331,571
Row House	127,872	167,836	204,328	251,527	298,820
Walkup	105,932	146,256	185,407	241,934	301,435
Detached/Ser	153,347	200,673	243,380	297,536	350,097
Elevator	124,062	173,686	223,311	297,749	372,186
Row House	144,024	188,823	229,671	282,345	335,239
Walkup	119,754	165,416	209,797	273,962	341,380
Detached/Ser	141,387	184,672	223,648	272,834	320,830
Elevator	114,051	159,672	205,293	273,724	342,155
Row House	133,255	174,335	211,689	259,582	307,869
Walkup	111,567	154,240	195,796	256,031	319,103
Detached/Ser	146,419	191,775	232,746	284,816	335,225
Elevator	118,618	166,064	213,512	284,683	355,854
Row House	137,294	180,178	219,329	269,948	320,683
Walkup	113,789	157,113	199,183	259,933	323,866
Detached/Ser	133,313	174,476	211,629	258,755	304,475
Elevator	107,873	151,023	194,173	258,897	323,621
Row House	125,180	164,140	199,669	245,503	291,514
Walkup	104,040	143,701	182,245	237,964	296,519
Detached/Ser	134,732	176,493	214,225	262,192	308,612
Elevator	109,175	152,845	196,515	262,020	327,525
Row House	126,302	165,779	201,828	248,457	295,177
Walkup	104,623	144,446	183,111	238,934	297,697
Detached/Ser	141,535	185,308	224,833	275,017	323,653
Elevator	114,594	160,432	206,270	275,027	343,785
Row House	132,807	174,216	211,999	260,795	309,742
Walkup	110,224	152,216	193,010	251,948	313,931
Detached/Ser	129,599	169,862	206,262	252,600	297,375
Elevator	105,103	147,145	189,186	252,249	315,311
Row House	121,367	159,399	194,156	239,187	284,255
Walkup	100,331	138,484	175,508	228,918	285,201

3 BR	4 BR
199,229	199,229

Minimum	Maximum
1,000	0

Maximum is project-specific

Minimum	Maximum
4,500	n/a
4,000	n/a
3,500	n/a
3,000	n/a
3,000	n/a
350	n/a
250	n/a
420	n/a
420	n/a

6,500

including community bldgs and common areas.

;

;

(if Contingency and Contractor Svcs)

(if Contingency and Contractor Svcs)

(if Contingency and Contractor Svcs)

5,500
5,000
1,000
500
25,000
see UCL
N/A
5%
N/A
500,000
N/A
7%
N/A
500,000
n/a
6%
n/a
2%
n/a
6%
n/a
20,000
8%
8%
3,000
1,500
800
n/a
400
n/a
1500
n/a
750
n/a
75
1,800,000
2,500,000
15%
15%
15%
15%
15%
15%
?
0
15
0%
50%
6
n/a
6
n/a
3
n/a
3,000

lications

id)

(including Acquisition Legal Fees)

Lgl Fees - Existing Structures)

Lgl Fees - Existing Structures)

(ated DF - Bldr profit)

4	5	6	7	8
Base	108%	116%	124%	132%
2%				
7%				
7%				
3%				
3%				
0%				
10%				
4,000,000				
35%				
remaining				
5%				
40%				
2%				

bled

UTHERN Region		
2 BR	3 BR	4 BR
9	11	14
30	39	48
13	16	20
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
13	16	19
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
10	12	15
31	39	50
15	18	24
3	4	5
4	5	6
17	21	25
9	11	15
27	33	42
13	16	19
6	8	9
21	25	29
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
12	15	18
41	50	63
18	22	28
7	8	11
4	5	6
17	22	26
9	11	15
30	36	46
17	20	27
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13
11	13	17
37	46	56
16	20	26
3	4	5
4	5	6
17	22	26
9	11	15
27	33	42
15	18	24
6	8	9
22	26	30
18	23	28
22	27	32
25	30	35
15	15	15
11	11	11
13	13	13

<u>UCA Rural</u>	<u>Tax-Exempt</u>	<u>City</u>	<u>County</u>	<u>Cities w/ LIHTC</u>
Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville Has LIHTC Project
Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth Has LIHTC Project
Rural	Adairsville Development Authority	Adairsville	Bartow	Adairsville Has LIHTC Project
Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian Has LIHTC Project
Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson	Alamo Has LIHTC Project
Rural	Alma Downtown Development Authority	Ailey	Montgomery	Albany Has LIHTC Project
Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma Has LIHTC Project
Urban	Arlington Housing Authority	Alapaha	Berrien	Alpharetta Has LIHTC Project
Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty	Americus Has LIHTC Project
Rural	Atkinson County-Coffee County Joint Development Authority	Aldora	Lamar	Aragon Has LIHTC Project
Urban	Atlanta Development Authority	Allenhurst	Liberty	Arlington Has LIHTC Project
Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson	Ashburn Has LIHTC Project
Urban	Bacon County Development Authority	Alma	Bacon	Athens Has LIHTC Project
Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Atlanta Has LIHTC Project
Urban	Barnesville Housing Authority	Alston	Montgomery	Auburn Has LIHTC Project
Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham	Augusta Has LIHTC Project
Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee	Austell Has LIHTC Project
Rural	Berrien County Development Authority	Americus	Sumter	Avondale Est Has LIHTC Project
Rural	Boston Downtown Development Authority	Andersonville	Sumter	Bainbridge Has LIHTC Project
Rural	Bowdon Housing Authority	Appling	Columbia	Baldwin Has LIHTC Project
Rural	Brantley County Development Authority	Arabi	Crisp	Barnesville Has LIHTC Project
Urban	Bremen Housing Authority	Aragon	Polk	Blackshear Has LIHTC Project
Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville Has LIHTC Project
Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch	Blakely Has LIHTC Project
Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun	Bloomington Has LIHTC Project
Rural	Butts, Henry, Lamar and Spalding County Joint Development Authority	Arnoldsville	Oglethorpe	Blue Ridge Has LIHTC Project
Rural	Byron Development Authority	Ashburn	Turner	Bowman Has LIHTC Project
Urban	Byron Downtown Development Authority	Athens	Clarke	Bremen Has LIHTC Project
Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick Has LIHTC Project
Rural	Calhoun Downtown Development Authority	Attapulugus	Decatur	Buchanan Has LIHTC Project
Urban	Camden County Joint Development Authority	Auburn	Barrow	Buena Vista Has LIHTC Project
Rural	Canton Development Authority	Augusta	Richmond	Buford Has LIHTC Project
Urban	Carrollton Redevelopment Authority	Austell	Cobb	Butler Has LIHTC Project
Rural	Cartersville Development Authority	Avalon	Stephens	Byron Has LIHTC Project
Rural	Cartersville Downtown Development Authority	Avera	Jefferson	Cairo Has LIHTC Project
Rural	Catoosa County Development Authority	Avondale Estate	DeKalb	Calhoun Has LIHTC Project
Rural	Cedartown Development Authority	Baconton	Mitchell	Camilla Has LIHTC Project
Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur	Canton Has LIHTC Project
Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton Has LIHTC Project
Rural	Central Savannah River Area Unified Development Authority	Ball Ground	Cherokee	Cartersville Has LIHTC Project
Rural	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring Has LIHTC Project
Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown Has LIHTC Project
Rural	Chattooga County Development Authority	Barwick	Thomas	Chamblee Has LIHTC Project
Urban	Cherokee County Development Authority	Baxley	Appling	Chatsworth Has LIHTC Project
Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamauga Has LIHTC Project
Rural	City of Barnesville and County of Lamar Development Authority	Belvedere Park	DeKalb	Clarkston Has LIHTC Project
Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Claxton Has LIHTC Project
Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt	Clayton Has LIHTC Project
Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow	Cleveland Has LIHTC Project
Rural	City of Commerce Downtown Development Authority	Between	Walton	Cochran Has LIHTC Project
Rural	City of Cumming Development Authority	Bibb City	Muscogee	College Park Has LIHTC Project
Rural	City of Dawson Development Authority	Bishop	Oconee	Columbus Has LIHTC Project
Rural	City of Dublin and County of Laurens Development Authority	Blackshear	Pierce	Commerce Has LIHTC Project
Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers Has LIHTC Project
Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union	Cordele Has LIHTC Project
Urban	City of Jesup Downtown Development Authority	Blakely	Early	Cornelia Has LIHTC Project
Urban	City of Stockbridge, Georgia Downtown Development Authority	Bloomington	Chatham	Covington Has LIHTC Project
Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford Has LIHTC Project
Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay	Crawfordville Has LIHTC Project
Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming Has LIHTC Project
Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert Has LIHTC Project
Rural	Clay County Development Authority	Bonanza	Clayton	Dahlonega Has LIHTC Project
Urban	Clinch County Development Authority	Boston	Thomas	Dallas Has LIHTC Project
Rural	Consolidated Housing Authority of Talbot County, Georgia	Bostwick	Morgan	Dalton Has LIHTC Project
Rural	Coweta County Development Authority	Bowdon	Carroll	Darien Has LIHTC Project
Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart	Dawson Has LIHTC Project
Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville Has LIHTC Project
Rural	Dahlonega Downtown Development Authority	Braselton	Jackson	Decatur Has LIHTC Project

Urban	Development Authority for the City of Savannah	Braswell	Paulding	Donalsonville	Has LIHTC Project
Rural	Development Authority of Appling County	Bremen	Haralson	Douglas	Has LIHTC Project
Rural	Development Authority of Atkinson County	Brinson	Decatur	Douglasville	Has LIHTC Project
Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell	Dublin	Has LIHTC Project
Rural	Development Authority of Baker County	Brookhaven	DeKalb	Duluth	Has LIHTC Project
Urban	Development Authority of Banks County	Brooklet	Bulloch	East Dublin	Has LIHTC Project
Urban	Development Authority of Bartow County	Brooks	Fayette	East Ellijay	Has LIHTC Project
Urban	Development Authority of Ben Hill County	Broxton	Coffee	East Point	Has LIHTC Project
Rural	Development Authority of Bibb County	Brunswick	Glynn	Eastman	Has LIHTC Project
Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson	Eatonton	Has LIHTC Project
Urban	Development Authority of Bulloch County	Buckhead	Morgan	Edison	Has LIHTC Project
Rural	Development Authority of Burke County	Buena Vista	Marion	Elberton	Has LIHTC Project
Rural	Development Authority of Butts County	Buford	Gwinnett	Ellaville	Has LIHTC Project
Rural	Development Authority of Carroll County	Butler	Taylor	Ellijay	Has LIHTC Project
Rural	Development Authority of Cartersville	Byromville	Dooly	Evans	Has LIHTC Project
Rural	Development Authority of Catoosa County	Byron	Peach	Fairburn	Has LIHTC Project
Rural	Development Authority of Chattooga County	Cadwell	Laurens	Fitzgerald	Has LIHTC Project
Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hill	Has LIHTC Project
Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowery Branch	Has LIHTC Project
Rural	Development Authority of Clayton County	Calvary	Grady	Folkston	Has LIHTC Project
Urban	Development Authority of Cobb County	Camak	Warren	Forest Park	Has LIHTC Project
Rural	Development Authority of Columbia County	Camilla	Mitchell	Forsyth	Has LIHTC Project
Rural	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb	Fort Valley	Has LIHTC Project
Urban	Development Authority of Conyers, Georgia	Canon	Franklin	Franklin	Has LIHTC Project
Rural	Development Authority of Coweta County	Canoochee	Emanuel	Franklin Springs	Has LIHTC Project
Rural	Development Authority of Crawford County	Canton	Cherokee	Ft. Gaines	Has LIHTC Project
Rural	Development Authority of Crisp County	Carl	Barrow	Ft. Oglethorpe	Has LIHTC Project
Rural	Development Authority of Dawson County	Carlton	Madison	Gainesville	Has LIHTC Project
Rural	Development Authority of DeKalb County	Carnesville	Franklin	Glennville	Has LIHTC Project
Rural	Development Authority of Dougherty County	Carrollton	Carroll	Gordon	Has LIHTC Project
Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray	Has LIHTC Project
Rural	Development Authority of Early County	Cave Spring	Floyd	Greensboro	Has LIHTC Project
Rural	Development Authority of Effingham County	Cecil	Cook	Greenville	Has LIHTC Project
Rural	Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early	Griffin	Has LIHTC Project
Rural	Development Authority of Emanuel County	Cedartown	Polk	Grovetown	Has LIHTC Project
Rural	Development Authority of Emanuel County and the City of	Centerville	Houston	Hahira	Has LIHTC Project
Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton	Has LIHTC Project
Urban	Development Authority of Floyd County	Chamblee	DeKalb	Hampton	Has LIHTC Project
Urban	Development Authority of Forsyth County	Chatsworth	Murray	Harlem	Has LIHTC Project
Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell	Has LIHTC Project
Rural	Development Authority of Gordon County	Chattanooga	Walker	Hawkinsville	Has LIHTC Project
Urban	Development Authority of Gwinnett County	Chauncey	Dodge	Hazlehurst	Has LIHTC Project
Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena	Has LIHTC Project
Urban	Development Authority of Harris County	Chester	Dodge	Hiawassee	Has LIHTC Project
Rural	Development Authority of Heard County	Chickamauga	Walker	Hinesville	Has LIHTC Project
Urban	Development Authority of Houston County	Clarkeville	Habersham	Hiram	Has LIHTC Project
Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville	Has LIHTC Project
Rural	Development Authority of Jefferson County	Claxton	Evans	Homerville	Has LIHTC Project
Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun	Ideal	Has LIHTC Project
Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson	Has LIHTC Project
Rural	Development Authority of Johnson County, Georgia	Cleveland	White	Jasper	Has LIHTC Project
Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LIHTC Project
Urban	Development Authority of LaFayette	Cobbtown	Tattnall	Jesup	Has LIHTC Project
Urban	Development Authority of LaGrange	Cochran	Bleckley	Johns Creek	Has LIHTC Project
Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro	Has LIHTC Project
Rural	Development Authority of Lawrenceville, GA	Colbert	Madison	Kingsland	Has LIHTC Project
CA Rural C	Development Authority of Lee County	Coleman	Randolph	Lafayette	Has LIHTC Project
Rural	Development Authority of Lumpkin County	College Park	Fulton	Lagrange	Has LIHTC Project
Urban	Development Authority of Macon County	Collins	Tattnall	Lake Park	Has LIHTC Project
Rural	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LIHTC Project
Rural	Development Authority of McDuffie County and the City of	Columbus	Muscogee	Lavonia	Has LIHTC Project
Rural	Development Authority of Mitchell County	Comer	Madison	Lawrenceville	Has LIHTC Project
Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LIHTC Project
Rural	Development Authority of Morgan County	Concord	Pike	Lexington	Has LIHTC Project
Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia	Has LIHTC Project
Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Project
Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville	Has LIHTC Project
Rural	Development Authority of Pike County	Cordele	Crisp	Ludowici	Has LIHTC Project
Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LIHTC Project
Rural	Development Authority of Rabun County	Cornelia	Habersham	Lumber City	Has LIHTC Project
Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons	Has LIHTC Project
Rural	Development Authority of Rockdale County	Covington	Newton	Mableton	Has LIHTC Project
Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LIHTC Project

Rural	Development Authority of Seminole County and Donalson	Crawfordville	Taliaferro	Madison	Has LIHTC Project
Rural	Development Authority of St. Marys	Crooked Creek	Putnam	Manchester	Has LIHTC Project
Rural	Development Authority of Talbot County	Culloden	Monroe	Marietta	Has LIHTC Project
Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LIHTC Project
Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee	Martinez	Has LIHTC Project
Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph	Maysville	Has LIHTC Project
Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccaysville	Has LIHTC Project
Rural	Development Authority of the City of Folkston and Charlton	Dahlonega	Lumpkin	Mcdonough	Has LIHTC Project
Rural	Development Authority of the City of Homeland	Daisy	Evans	Metter	Has LIHTC Project
Rural	Development Authority of the City of Jasper	Dallas	Paulding	Midville	Has LIHTC Project
Rural	Development Authority of the City of Jeffersonville and Twi	Dalton	Whitfield	Milledgeville	Has LIHTC Project
Rural	Development Authority of the City of Marietta	Damascus	Early	Millen	Has LIHTC Project
Rural	Development Authority of the City of Milledgeville and Bald	Danielsville	Madison	Monroe	Has LIHTC Project
Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie	Has LIHTC Project
Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon	Has LIHTC Project
Rural	Development Authority of the City of Roswell	Dasher	Lowndes	Nashville	Has LIHTC Project
Rural	Development Authority of the City of Vienna	Davisboro	Washington	Newnan	Has LIHTC Project
Rural	Development Authority of the Unified Government of Ather	Dawson	Terrell	Ocilla	Has LIHTC Project
Rural	Development Authority of Tift County	Dawsonville	Dawson	Omega	Has LIHTC Project
	Development Authority of Union County	De Soto	Sumter	Palmetto	Has LIHTC Project
	Development Authority of Vidalia	Dearing	McDuffie	Peachtree Ci	Has LIHTC Project
	Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LIHTC Project
	Development Authority of Warner Robins	Deenwood	Ware	Pelham	Has LIHTC Project
	Development Authority of Warren County	Deepstep	Washington	Pembroke	Has LIHTC Project
	Development Authority of Washington County	Demorest	Habersham	Perry	Has LIHTC Project
	Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountai	Has LIHTC Project
	Development Authority of White County	Dewy Rose	Elbert	Pooler	Has LIHTC Project
	Development Authority of Whitfield County	Dexter	Laurens	Powder Sprin	Has LIHTC Project
	Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Project
	Downtown Athens Development Authority	Dock Junction	Glynn	Quitman	Has LIHTC Project
	Downtown Camilla Development Authority	Doerun	Colquitt	Rabun Gap	Has LIHTC Project
	Downtown Dalton Development Authority	Donalsonville	Seminole	Reidsville	Has LIHTC Project
	Downtown Development Authority for the City of Garden C	Dooling	Dooly	Richland	Has LIHTC Project
	Downtown Development Authority for the City of Hahira, G	Doraville	DeKalb	Richmond Hil	Has LIHTC Project
	Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon	Has LIHTC Project
	Downtown Development Authority for the City of Warner R	Douglasville	Douglas	Ringgold	Has LIHTC Project
	Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb	Riverdale	Has LIHTC Project
	Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta	Has LIHTC Project
	Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens	Rockmart	Has LIHTC Project
	Downtown Development Authority of Austell	Dudley	Laurens	Rome	Has LIHTC Project
	Downtown Development Authority of Avondale Estates	Duluth	Gwinnett	Rossville	Has LIHTC Project
	Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell	Has LIHTC Project
	Downtown Development Authority of Baxley	Dutch Island	Chatham	Royston	Has LIHTC Project
	Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LIHTC Project
	Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spring	Has LIHTC Project
	Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis	Has LIHTC Project
	Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah	Has LIHTC Project
	Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta	Scottdale	Has LIHTC Project
	Downtown Development Authority of Cordele	East Point	Fulton	Shellman	Has LIHTC Project
	Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna	Has LIHTC Project
	Downtown Development Authority of Douglas	Eatonton	Putnam	Soperton	Has LIHTC Project
	Downtown Development Authority of Fairburn	Edgehill	Glascocock	Sparta	Has LIHTC Project
	Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield	Has LIHTC Project
	Downtown Development Authority of Forsyth	Elberton	Elbert	St. Marys	Has LIHTC Project
	Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro	Has LIHTC Project
	Downtown Development Authority of Hampton	Ellenton	Colquitt	Stockbridge	Has LIHTC Project
	Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer	Stone Mount	Has LIHTC Project
	Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow	Summerville	Has LIHTC Project
	Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro	Has LIHTC Project
	Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania	Has LIHTC Project
	Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LIHTC Project
	Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton	Has LIHTC Project
	Downtown Development Authority of Millen, Georgia	Eton	Murray	Tennille	Has LIHTC Project
	Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow	Thomaston	Has LIHTC Project
	Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LIHTC Project
	Downtown Development Authority of Pitts, Georgia	Experiment	Spalding	Thomson	Has LIHTC Project
	Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LIHTC Project
	Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toccoa	Has LIHTC Project
	Downtown Development Authority of Social Circle	Fairmount	Gordon	Trenton	Has LIHTC Project
	Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LIHTC Project
	Downtown Development Authority of the City of Baconton	Fargo	Clinch	Tucker	Has LIHTC Project
	Downtown Development Authority of the City of Buford	Fayetteville	Fayette	Union City	Has LIHTC Project
	Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill	Union Point	Has LIHTC Project

Downtown Development Authority of the City of Dallas, Ge	Flemington	Liberty	Valdosta	Has LIHTC Project
Downtown Development Authority of the City of Darien	Flovilla	Butts	Vidalia	Has LIHTC Project
Downtown Development Authority of the City of Dawson	Flowery Branch	Hall	Vienna	Has LIHTC Project
Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica	Has LIHTC Project
Downtown Development Authority of the City of Douglasvil	Forest Park	Clayton	Wadley	Has LIHTC Project
Downtown Development Authority of the City of Greensbor	Forsyth	Monroe	Warm Spring	Has LIHTC Project
Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robir	Has LIHTC Project
Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton	Has LIHTC Project
Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LIHTC Project
Downtown Development Authority of the City of Locust Gr	Franklin	Heard	Waynesboro	Has LIHTC Project
Downtown Development Authority of the City of Monroe	Franklin Spring	Franklin	West Point	Has LIHTC Project
Downtown Development Authority of the City of Morrow, G	Funston	Colquitt	Willacoochee	Has LIHTC Project
Downtown Development Authority of the City of Newnan, C	Gainesville	Hall	Williamson	Has LIHTC Project
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Project
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock	Has LIHTC Project
Downtown Development Authority of the City of Richland, (Gay	Meriwether	Wrens	Has LIHTC Project
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville	Has LIHTC Project
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris	Has LIHTC Project
Downtown Development Authority of the City of Roswell	Gibson	Glascok		
Downtown Development Authority of the City of Royston	Gillsville	Hall		
Downtown Development Authority of the City of Senoia	Girard	Burke		
Downtown Development Authority of the City of Smithville	Glennville	Tattnall		
Downtown Development Authority of the City of Tallapoos	Glenwood	Wheeler		
Downtown Development Authority of the City of Thomson	Good Hope	Walton		
Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
Downtown Development Authority of the City of Unadilla	Graham	Appling		
Downtown Development Authority of the City of Vienna	Grantville	Coweta		
Downtown Development Authority of the City of Warrenton	Gray	Jones		
Downtown Development Authority of the City of Warwick	Grayson	Gwinnett		
Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
Downtown Development Authority of the Mayor and City C	Greenville	Meriwether		
Downtown Development Authority of Toccoa	Gresham Park	DeKalb		
Downtown Development Authority of Woodbury	Griffin	Spalding		
Downtown Development Authority of Woodstock	Grovetown	Columbia		
Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
Downtown LaGrange Development Authority	Gumlog	Towns		
Downtown Marietta Development Authority	Guyton	Effingham		
Downtown Savannah Authority	Hagan	Evans		
Downtown Statesboro Development Authority	Hahira	Lowndes		
Downtown Waycross Development Authority	Hamilton	Harris		
Dublin-Laurens County Development Authority	Hampton	Henry		
Elbert County Richard B. Russell Development Authority	Hannahs Mill	Upson		
Elberton Downtown Development Authority d/b/a MainStre	Hapeville	Fulton		
Emanuel County Development Authority	Haralson	Coweta		
Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
Etowah Area Consolidated Housing Authority	Harlem	Columbia		
Fairburn Housing Authority	Harrison	Washington		
Fall Line Regional Development Authority	Hartwell	Hart		
Fayette County Development Authority	Hawkinsville	Pulaski		
Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis		
Flint Area Consolidated Housing Authority	Helen	White		
Fort Oglethorpe Downtown Development Authority	Helena	Telfair		
Fort Valley Downtown Development Authority	Henderson	Chatham		
Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
Gainesville and Hall County Development Authority	Heron Bay	Henry		
Gainesville Redevelopment Authority	Hiawassee	Towns		
Georgia Bioscience Joint Development Authority	Higgston	Montgomery		
Gibson Housing Authority	Hilltop	Pike		
Glennville Development Authority	Hiltonia	Screven		
Glennville Downtown Development Authority	Hinesville	Liberty		
Gordon County - Floyd County Development Authority	Hiram	Paulding		
Gordon Downtown Development Authority	Hoboken	Brantley		
Grady County Joint Development Authority	Hogansville	Troup		
Greene County Development Authority	Holly Springs	Cherokee		
Griffin-Spalding County Development Authority	Homeland	Charlton		
Habersham County Development Authority	Homer	Banks		
Hapeville Development Authority	Homerville	Clinch		
Hawkinsville Downtown Development Authority	Hoschton	Jackson		
Hawkinsville Housing Authority	Howard	Taylor		
Hazlehurst Downtown Development Authority	Hull	Madison		
Henry County Development Authority	Ideal	Macon		
Hogansville Development Authority	Ila	Madison		

Housing Authority City of Sylvester, GA	Indian Springs	Catoosa
Housing Authority of City of Carrollton	Iron City	Seminole
Housing Authority of City of Danielsville	Irondale	Clayton
Housing Authority of Clayton County	Irwinton	Wilkinson
Housing Authority of Cobb County	Isle of Hope	Chatham
Housing Authority of Columbus, Georgia	Ivey	Wilkinson
Housing Authority of Fulton County	Jackson	Butts
Housing Authority of Gwinnett County	Jacksonville	Telfair
Housing Authority of Lee County	Jakin	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 Adel, 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	Talbot
Housing Authority of the City of Bainbridge	Kennesaw	Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blackshear	Kings Bay Base	Camden
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden
Housing Authority of the City of Buford, Georgia	Kingston	Bartow
Housing Authority of the City of Cairo, Georgia	Kite	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	LaFayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Cedartown, Ga.	Lake Park	Lowndes
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lanier
Housing Authority of the City of Clarkston	Lakeview	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview Estab	Rockdale
Housing Authority of the City of Cleveland, Ga.	Lavonia	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of Colquitt	Leary	Calhoun
Housing Authority of the City of Conyers	Leesburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Covington	Leslie	Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe
Housing Authority of the City of Cumming	Lilburn	Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly	Dooly
Housing Authority of the City of Dahlonega	Lincoln Park	Upson
Housing Authority of the City of Dawson	Lincolnton	Lincoln
Housing Authority of the City of Decatur, Georgia	Linwood	Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	Douglas
Housing Authority of the City of Dublin, Georgia	Lithonia	DeKalb
Housing Authority of the City of East Point, Georgia	Locust Grove	Henry
Housing Authority of the City of Eastman	Loganville	Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Edison, GA.	Lookout Mount	Walker
Housing Authority of the City of Ellaville	Louisville	Jefferson
Housing Authority of the City of Ellijay, Georgia	Lovejoy	Clayton
Housing Authority of the City of Fitzgerald	Ludowici	Long
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines	Lumber City	Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia	Lumpkin	Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether
Housing Authority of the City of Gainesville	Lyerly	Chattooga
Housing Authority of the City of Glennville	Lyons	Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Grantville	Macon	Bibb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan
Housing Authority of the City of Griffin	Manassas	Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Mansfield	Newton
Housing Authority of the City of Harlem, Georgia	Marietta	Cobb
Housing Authority of the City of Hartwell	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	Matthews	Jefferson
Housing Authority of the City of Jefferson	Maxeys	Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks
Housing Authority of the City of Lakeland, Georgia	McCaysville	Fannin

Housing Authority of the City of Lavonia	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	Meansville	Pike
Housing Authority of the City of Louisville	Meigs	Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Midville	Burke
Housing Authority of the City of Menlo, Georgia	Midway	Liberty
Housing Authority of the City of Metter	Milan	Telfair
Housing Authority of the City of Milledgeville and Sparta	Milledgeville	Baldwin
Housing Authority of the City of Millen	Millen	Jenkins
Housing Authority of the City of Monroe, GA	Milner	Lamar
Housing Authority of the City of Monticello	Milton	Fulton
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fannin
Housing Authority of the City of Mt. Vernon	Mitchell	Glascocock
Housing Authority of the City of Nahunta	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Ocilla, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes
Housing Authority of the City of Ringgold	Moreland	Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royston	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shellman	Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA	Mount Vernon	Montgomery
Housing Authority of the City of Soperton	Mount Zion	Carroll
Housing Authority of the City of Statesboro	Mountain City	Rabun
Housing Authority of the City of Summerville	Mountain Park	Fulton
Housing Authority of the City of Swainsboro	Mountain Park	Fulton
Housing Authority of the City of Sylvania	Nahunta	Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomaston	Naylor	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.	Newman	Coweta
Housing Authority of the City of Vidalia	Newton	Baker
Housing Authority of the City of Vienna	Nicholls	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 Atkinson, 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	Ochlocknee	Thomas
Housing Authority of the Town of Homer, Ga.	Ocilla	Irwin
Houston County Development Authority	Oconee	Washington
Ideal Downtown Development Authority	Odum	Wayne
Jackson Housing Authority	Offerman	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, & Oliver	Oliver	Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, and Wilcox	Omega	Tift
Joint Development Authority of Burke County and City of Vidalia	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Heard, and Wilcox	Oxford	Newton
Joint Development Authority of Fannin County, Towns County, and Wilcox	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and Spalding	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, and Wilcox	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehurst, and Wilcox	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb

Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Corr	Gwinnett
Kennesaw Development Authority	Pearson	Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell
Kingsland Development Authority	Pembroke	Bryan
Kingsland Downtown Development Authority	Pendergrass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
LaFayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillipsburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority	Pine Mountain	Harris
Lavonia Downtown Development Authority	Pinehurst	Dooly
Lincoln County Development Authority	Pineview	Wilcox
Long County Housing Authority	Pitts	Wilcox
Lyons Downtown Development Authority	Plains	Sumter
Macon-Bibb County Urban Development Authority	Plainville	Gordon
Marion County Development Authority	Pooler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portal	Bulloch
Milledgeville MainStreet/The Downtown Development Auth	Porterdale	Newton
Miller County Development Authority	Poulan	Worth
Mitchell County Development Authority	Powder Spring	Cobb
Montezuma Downtown Development Authority	Preston	Webster
Montgomery County Development Authority	Pulaski	Candler
Moultrie-Colquitt County Development Authority	Putney	Dougherty
Nashville Downtown Development Authority	Quitman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raoul	Habersham
Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	Rayle	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Okefenokee Area Development Authority	Redan	DeKalb
Palmetto Housing Authority	Reed Creek	Hart
Pelham Housing Authority	Register	Bulloch
Pooler Development Authority	Reidsville	Tattnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Rentz	Laurens
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Putnam Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Reynolds	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	Bryan
Sandersville Downtown Development Authority	Riddleville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Author	Ringgold	Catoosa
Screven County Development Authority	Riverdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robins AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Polk
Southwest Georgia Joint Development Authority	Rocky Ford	Screven
Sparta-Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Roopville	Carroll
Stephens County Development Authority	Rossville	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Tallapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrell County Development Authority	Salem	Catoosa
The Commerce Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Claus	Toombs
The Development Authority of Snellville, Georgia	Sardis	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Tallapoosa	Sautee Nacooc	White
The Downtown Development Authority of Bainbridge, Geo	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	Screven	Wayne
The Housing Authority of the City of Brunswick, Georgia	<< Select from	Select City first
The Housing Authority of the City of Dallas, Georgia	Senoia	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomaston Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Taliaferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Turner-Worth-Cook Joint Development Authority	Shellman	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Siloam	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, G	Sparks	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta,	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Statesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	Emanuel
West Georgia Joint Development Authority	Stockbridge	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	Summerville	Chattooga
	Sumner	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham

Tyrone	Fayette
Unadilla	Dooly
Union City	Fulton
Union Point	Greene
Unionville	Tift
Uvalda	Montgomery
Valdosta	Lowndes
Varnell	Whitfield
Vernonburg	Chatham
Vidalia	Toombs
Vidette	Burke
Vienna	Dooly
Villa Rica	Carroll
Vinings	Cobb
Waco	Haralson
Wadley	Jefferson
Waleska	Cherokee
Walnut Grove	Walton
Walthourville	Liberty
Warm Springs	Meriwether
Warner Robins	Houston
Warrenton	Warren
Warwick	Worth
Washington	Wilkes
Watkinsville	Oconee
Waverly Hall	Harris
Waycross	Ware
Waynesboro	Burke
West Point	Troup
Weston	Webster
Whigham	Grady
White	Bartow
White Plains	Greene
Whitemarsh Isl:	Chatham
Whitesburg	Carroll
Willacoochee	Atkinson
Williamson	Pike
Wilmington Isla	Chatham
Winder	Barrow
Winterville	Clarke
Woodbine	Camden
Woodbury	Meriwether
Woodland	Talbot
Woodstock	Cherokee
Woodville	Greene
Woolsey	Fayette
Wrens	Jefferson
Wrightsville	Johnson
Yatesville	Upson
Yonah	White
Young Harris	Towns
Zebulon	Pike

