

**Project Narrative**

Piedmont Senior Tower

Atlanta, Fulton County

The Michaels Development Company (MDC) is proposing the redevelopment of Piedmont Road High-rise an existing 209-unit (one unit used as SP) public housing development owned by the Atlanta Housing Authority. Post-rehab the project will consist of 207 rental units and one essential employee unit. The project will utilize two sources of Tax Credits, 4% Federal Low-Income Housing Tax Credits (LIHTC) as well as Georgia State Income Tax Credits.

Piedmont Road High-rise is an existing, 13-story public housing high rise tower located at 3601 Piedmont Road NE, near the corner of Piedmont Road NE and E. Paces Ferry Road in the prestigious Buckhead neighborhood of Atlanta, Georgia. Please refer to the attached maps showing the location of the property. It was developed in 1978 by the Atlanta Housing Authority and continues to operate as a public housing site for seniors and young disabled residents. AHA currently uses a 4 to 1 ratio for managing the inclusion of young disabled population and it is expected that 15% (31) of the units will continue to be set aside for young disabled residents post rehab. We are selecting the housing for older persons designation in this application for this proposed tenant population. The proposed work totals \$36,892 per unit.

The project is a proposed RAD conversion of public housing. The developemnt team has recived a CHAP and will receive a RAD commision Commitment (RCC) in early August. As part of the RCC approval, the project has undergone a subsidy layering review. Interstate Realty Management (IRM) is a wholly owned affiliate of The Michaels Organization that manages over 44,000 units nationwide. IRM specializes in managing affordable housing communities and has been recognized as having one of the most innovative and extensive Social Services Departments in the Country. IRM has been managing the property, along with 3 other AHA-owned properties, since 2013. Better Tomorrows, a national nonprofit provider of supportive services, has been providing a host of supportive services and program at the property since 2013. Both entities will continue in their roles once the LLC acquires the property from AHA. IRM will also manage the anticipated temporary relocation of residents during construction.

The development will receive a 20-year PBRA contract on all 207 units from the Atlanta Housing Authority. The Authority will also provide both hard and soft financing. The scope of work anticipated is based on a 20-year capital needs. The majority of the work is to improve building envelope and mechanical systems, repairs needed to preserve the affordable housing.

**Project Narrative**  
Piedmont Senior Tower  
Atlanta, Fulton County

**PART ONE - PROJECT INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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 4 Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries)	\$	821,407	DCA HOME (from Consent Form)	\$	-
II. TYPE OF APPLICATION	Tax Exempt Bond / 4% credit	----->	<b>Pre-Application Number</b> (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?		<<Enter Pre-App Nbr>>	
					<<Select>>	

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? << Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Jorge Aguirre		Title	Vice-President
Address	3350 Lenox Road, NE Suite 750		Direct Line	(678) 536-4644
City	Atlanta		Fax	
State	GA	Zip+4	30326-1353	Cellular
Office Phone	(856) 596-0500	Ext.		(407) 575-2463
		E-mail	jaguirre@tmo.com	

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

**IV. PROJECT LOCATION**

Project Name	Piedmont Senior Tower		Phased Project?	No
Site Street Address (if known)	3601 Piedmont Road NE		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *			Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 33.51°10.6"N	Longitude: 84.22°50.5"W	Acreage	
City	Atlanta	9-digit Zip**	30305-1436	Nbr of Sites
Site is predominantly located:	Within City Limits	County	Fulton	Census Tract Number
In USDA Rural Area?	No	In DCA Rural County?	No	100.01
	Overall:	Urban		QCT?
				No
				DDA?
				No
				HUD SA:
				MSA
				Atlanta-Sandy Springs-Ma

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

Congressional	State Senate	State House
11	6	54

**Political Jurisdiction**  
 Name of Chief Elected Official  
 Address  
 Zip+4

City of Atlanta	
Kasim Reed	Title Mayor
55 Trinity Avenue, Suite 1200	
03030-3520	Phone (404) 330-6100

\*\* Must be verified by applicant using following websites:  
 Zip Codes <http://zip4.usps.com/zip4/welcome.jsp>  
 Legislative Districts: <http://volesmart.org/>  
 Website [www.atlanta.gov](http://www.atlanta.gov)  
 City Atlanta  
 Email communications@atlantaga.gov

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	0	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	208	For Acquisition/Rehabilitation, date of original construction:	1/1/78			

**PART ONE - PROJECT INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**B. Mixed Use**

No

**C. Unit Breakdown**

		PBRA
Number of Low Income Units	206	206
Number of 50% Units	0	0
Number of 60% Units	206	206
Number of Unrestricted (Market) Units	2	
Total Residential Units	208	
Common Space Units	0	
Total Units	208	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	114,896
Total Unrestricted (Market) Residential Unit Square Footage	1,016
Total Residential Unit Square Footage	115,912
Total Common Space Unit Square Footage	0
Total Square Footage from Units	115,912

**E. Buildings**

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

Total Common Area Square Footage from Nonresidential areas	45,000
Total Square Footage	160,912

**F. Total Residential Parking Spaces**

55

(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)

Other

If Other, specify:

HFOP

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP	207	Other	
% of Total Units		5.3%	Required:	5%
% of Units for the Mobility-Impaired		72.7%	Required:	40%
% of Total Units		2.4%	Required:	2%

**B. Mobility Impaired**

Nbr of Units Equipped:	11
Roll-In Showers	8

**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:	Urban Residential Finance Authority of the City of Atlanta, Georgia				Inducement Date:	February 18, 2016	
Office Street Address	133 Peachtree Road, Suite 2900				Applicable QAP:	2017	
City	Atlanta	State	GA	Zip+4	30303-1815	T-E Bond \$ Allocated:	15,000,000
Contact Name	Alan Ferguson, Sr	Title	VicePresident, Housing and Special Initi		E-mail	aferguson@investatlanta.com	
10-Digit Office Phone	(410) 614-8290	Direct line	(404) 614-8290	Website			

**PART ONE - PROJECT INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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

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

B. Expiring Section 8

C. Expiring HUD

HUD funded affordable nonpublic housing project  HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		Yes
Number of Public Housing Units reserved and rented to public housing tenants:		207
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0%
Local PHA	Housing Authority of the City of Atlanta, GA	
Street Address	230 John Wesley Dobbs Avenue	
City	Atlanta	Zip+4 30303-2421
Area Code / Phone	(404) 892-4700	Email thomas.hoenstine@atlantahousing.org
Contact	Thomas Hoenstine	
Direct line	(404) 817-7322	
Cellular		

**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?**  No    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	209
Number Occupied	207
% Existing Occupied	99.04%

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

Amenities?	Yes	Qualification Determination?	<input type="checkbox"/>
Architectural Standards?	Yes	Payment and Performance Bond (HOME only)?	<input type="checkbox"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	<input type="checkbox"/>	Other (specify):	<input type="text"/>
HOME Consent?	<input type="checkbox"/>	State Basis Boost (extraordinary circumstances)	<input type="checkbox"/>
Operating Expense?	<input type="checkbox"/>	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	<input type="checkbox"/>	If Yes, new Limit is ----->:	<input type="text"/>

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

Acquisition	January 1, 2018
Rehab	December 31, 2018
New Construction	<input type="text"/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>Currently 100% of the units are reserved for public housing tenants. Upon closing of the tax credit financing and execution of the RAD conversion, 99.5% of the units will be serve residents eligible for RAD PBV assistance. In section V. Project Description C. Unit Breakdown, the correct number of PBRA units is 207.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)

Piedmont Senior Tower, LLC				Name of Principal	Michael J. Levitt
3 E. Stow Road, Suite 100				Title of Principal	Member
Marlton		Fed Tax ID:	47-3244089	Direct line	(856) 596-0500
NJ	Zip+4	08053-3188	Org Type:	For Profit	Cellular
(856) 596-0500		E-mail			

\* 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.

Piedmont Senior Tower-Michaels, LLC				Name of Principal	Michael J. Levitt
3 E. Stow Road, Suite, 100				Title of Principal	Member
Marlton		Website	www.tmo.com	Direct line	(856) 596-0500
NJ	Zip+4	08053-3188	Cellular		
(856) 596-0500		E-mail			

**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.

Riverside Capital, LLC				Name of Principal	Rick Slagle
3 E. Stow Road, Suite 100				Title of Principal	Vice President
Marlton		Website	www.riverside.capital	Direct line	(856) 282-5575
NJ	Zip+4	08053-3188	Cellular		
(856) 282-5575		E-mail			
				rslagle@riverside.capital	

**b. State Limited Partner**

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

Riverside Capital, LLC				Name of Principal	Rick Slagle
3 E. Stow Road, Suite 100				Title of Principal	Vice President
Marlton		Website	www.riverside.capital	Direct line	(856) 282-5575
NJ	Zip+4	08503-3188	Cellular		
(856) 282-5575		E-mail			
				rslagle@riverside.capital	

**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 Piedmont Senior Tower, Atlanta, Fulton County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

The Michaels Development Company 1, LP				Name of Principal	Michael J. Levitt
3350 Lenox Road NE Suite 750				Title of Principal	Chairman & CEO
Atlanta		Website	www.tmo.com	Direct line	
GA		Zip+4	30326-9997	Cellular	
(678) 536-4644		E-mail			

**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.

Collaborative Housing Solutions				Name of Principal	Richelle Patton
321 W. Hill Street, Suite 3				Title of Principal	President
Decatur		Website		Direct line	(404) 997-6786
GA		Zip+4	30030-4362	Cellular	
(404) 997-6786		E-mail	richellerpatton@collabrativehousingsolutions.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.

Empire Construction				Name of Principal	Dan Johnson
36000 Henson Road				Title of Principal	
Knoxville		Website	www.empireconstruction.com	Direct line	(865) 251-4800
TN		Zip+4	37921-5313	Cellular	
(865) 755-7100		E-mail	danj@empireinctn.com		

**C. MANAGEMENT COMPANY**

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

Interstate Realty Management Corporation				Name of Principal	Kimberlee Schreiber
3 E. Stow Road				Title of Principal	President
Marlton		Website	www.tmo.com	Direct line	(609) 348-1300
NJ		Zip+4	08053-3188	Cellular	
(856) 596-0500		E-mail	kschreiber@tmo.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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<b>D. ATTORNEY</b>	Levine Staller Sklar Chan Brown & Donnelly, P.A.			Name of Principal	Aurthur Brown, Esquire
Office Street Address	3030 Atlantic Avenue			Title of Principal	Partner
City	Atlantic City	Website	www.levinestaller.com	Direct line	(609) 348-1300
State	NJ	Zip+4	08401-6344	Cellular	
10-Digit Office Phone / Ext.	(609) 348-1300	E-mail	abrown@levinestaller.com		

<b>E. ACCOUNTANT</b>	BDO			Name of Principal	Kevin Johnson
Office Street Address	11 Eves Drive, Suite 200			Title of Principal	Partner
City	Marlton	Website	www.bdo.com	Direct line	(856) 801-6032
State	NJ	Zip+4	30328-4693	Cellular	
10-Digit Office Phone / Ext.	(856) 801-6032	E-mail	krjohnson@bdo.com		

<b>F. ARCHITECT</b>	THW			Name of Principal	Ken Kite
Office Street Address	2100 Riveredge Parkway, Suit 900			Title of Principal	Managing Architect
City	Atlanta	Website	www.thw.com	Direct line	(770) 916-2243
State	GA	Zip+4	30328-4693	Cellular	
10-Digit Office Phone / Ext.		E-mail	kenkite@thw.com		

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

<b>A. LAND SELLER</b> (If applicable)	Atlanta Housing Authority	Principal	Catherine Buell	10-Digit Phone / Ext.	4048924700
Office Street Address	230 John Wesley Dobbs Avenue NE			City	Atlanta
State	GA	Zip+4	30303-2429	E-mail	catherine.buell@atlantahousing.org

**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	The Atlanta Housing Authority (AHA) will lease the land and sell the building to the LLC. The AHA will not have ownership in the applicant.
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	Collaborative Housing Solutions is our RAD consultant and has no ownership or other interest in the development
5. Syndicator and Developer?	Yes	Owner, Developer, Syndicator, and Property Management Company share a principal, Michael J. Levitt
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Syndicator, Developer, and Property Management Company share a principal, Michael J. Levitt

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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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.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	No	
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	99.9800%	No	
State Ltd Partner	No	No	For Profit	0.0100%	No	
NonProfit Sponsor						
Developer	No	No	For Profit	0.0000%	No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Managemen t Company						
				Total	100.0000%	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>The Atlanta Housing Authority will enter into a ground lease for the land with the Applicant and will sell the building to the Applicant. Additionally the Atlanta Housing Authority will provide project financing via a purchase money mortgage and a separate amortizing loan. Finally, an affiliate of the AHA will participate in the developer fee as a subcontractor to Michaels Development Company. The AHA is not part of the ownership structure of the Applicant.</p>	
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**PART THREE - SOURCES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**I. GOVERNMENT FUNDING SOURCES (check all that apply)**

<input checked="" type="checkbox"/>	Yes	Tax Credits		<input type="checkbox"/>	FHA Risk Share	<input type="checkbox"/>	Georgia TCAP *
<input type="checkbox"/>		Historic Rehab Credits		<input type="checkbox"/>	FHA Insured Mortgage	<input type="checkbox"/>	USDA 515
<input checked="" type="checkbox"/>	Yes	Tax Exempt Bonds: \$	15,000,000	<input type="checkbox"/>	Replacement Housing Funds	<input type="checkbox"/>	USDA 538
<input type="checkbox"/>		Taxable Bonds		<input type="checkbox"/>	McKinney-Vento Homeless	<input type="checkbox"/>	USDA PBRA
<input type="checkbox"/>		CDBG		<input checked="" type="checkbox"/>	Yes FHLB / AHP *	<input type="checkbox"/>	Section 8 PBRA
<input checked="" type="checkbox"/>	Yes	HUD 811 Rental Assistance Demonstration (RAD)		<input type="checkbox"/>	NAHASDA	<input type="checkbox"/>	Other PBRA - Source: Specify Other PBRA Source here
<input type="checkbox"/>		DCA HOME * -- Amt \$		<input type="checkbox"/>	Neighborhood Stabilization Program *	<input type="checkbox"/>	National Housing Trust Fund
<input type="checkbox"/>		Other HOME * -- Amt \$		<input type="checkbox"/>	HUD CHOICE Neighborhoods	<input checked="" type="checkbox"/>	Yes RHF/ Other Capital Funds
		Other HOME - Source	Specify Other HOME Source here				Atlanta Housing Authority

\*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	Urban Residential Finance Authority	15,000,000	3.750%	24
Mortgage B	Atlanta Housing Authority	2,181,192	2.000%	24
Mortgage C	Atlanta Housing Authority	3,102,441	2.000%	24
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	Riverside Capital, LLC	1,188,826		
State Housing Credit Equity	Riverside Capital, LLC	708,624		
Other Type (specify)	AHP Funds	Federal Home Loan Bank of Atlanta	500,000	
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>22,681,083</b>		
Total Construction Period Costs from Development Budget:		<b>22,681,082</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	Atlanta Housing Authority	2,181,192	2.000%	15	180	168,433	Amortizing
Mortgage B (Lien Position 2)	Atlanta Housing Authority	12,300,000	2.000%	55	660		Cash Flow
Mortgage C (Lien Position 3)							
Other: <b>AHP</b>	Federal Home Loan Bank	500,000	0.000%	40	40		Cash Flow
Foundation or charity funding*							
Deferred Devlpr Fee <b>28.02%</b>		700,535					

Total Cash Flow for Years 1 - 15: 1,430,258  
 DDF Percent of Cash Flow (Yrs 1-15) **48.980%** 48.980%  
 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	Riverside Capital, LLC	7,967,644	7,967,644	0.00	
State Housing Credit Equity	Riverside Capital, LLC	4,682,018	4,682,018	0.00	28%
Historic Credit Equity					17%
Invstmt Earnings: T-E Bonds					45%
Invstmt Earnings: Taxable Bonds					
Income from Operations					
Other: <b>Managing GP</b>		100			
Other:					
Other:					

Total Permanent Financing:	28,331,488
Total Development Costs from Development Budget:	28,331,488
Surplus/(Shortage) of Permanent funds to development costs:	<b>(0)</b>

\*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**

Credit calculations have shifted during the application and underwriting process but the final equity amounts remain the same.

**PART FOUR - USES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**I. DEVELOPMENT BUDGET**

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>PRE-DEVELOPMENT COSTS</b>					
Property Appraisal	15,000			15,000	
Market Study	15,000			15,000	
Environmental Report(s)	56,500			56,500	
Soil Borings	10,000			10,000	
Boundary and Topographical Survey	30,000			30,000	
Zoning/Site Plan Fees					
Other: Permits	44,661			44,661	
Other:					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>171,161</b>	<b>-</b>	<b>-</b>	<b>171,161</b>	<b>-</b>
<b>ACQUISITION</b>					
Land	550				550
Site Demolition					
Acquisition Legal Fees (if existing structures)	15,000		15,000		
Existing Structures	12,300,000		12,300,000		
<b>Subtotal</b>	<b>12,315,550</b>	<b>-</b>	<b>12,315,000</b>	<b>-</b>	<b>550</b>
<b>LAND IMPROVEMENTS</b>					
Site Construction (On-site) Per acre:	100,000			100,000	
Site Construction (Off-site)					
<b>Subtotal</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>-</b>
<b>STRUCTURES</b>					
Residential Structures - New Construction					
Residential Structures - Rehab	6,280,214			6,280,214	
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab					
<b>Subtotal</b>	<b>6,280,214</b>	<b>-</b>	<b>-</b>	<b>6,280,214</b>	<b>-</b>
<b>CONTRACTOR SERVICES</b>					
<b>DCA Limit</b>	<b>14.000%</b>				
Builder Profit:	6.000% 382,813	6.000%	382,812	382,812	
Builder Overhead	2.000% 127,604	2.000%	127,604	127,604	
General Requirements*	6.000% 382,813	6.000%	382,812	382,812	
*See QAP: General Requirements policy	14.000% 893,230			893,228	
<b>Subtotal</b>	<b>893,228</b>	<b>-</b>	<b>-</b>	<b>893,228</b>	<b>-</b>
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					
Other:					
<b>Total Construction Hard Costs</b>	<b>7,273,442.00</b>				
<b>Average TCHC:</b>	<b>34,968.47 per Res'l unit</b>	<b>34,968.47 per unit</b>	<b>62.75 per Res'l unit SF</b>	<b>62.75 per unit sq ft</b>	<b>45.20 per total sq ft</b>
<b>CONSTRUCTION CONTINGENCY</b>					
Construction Contingency	6.87%	500,000		500,000	

**PART FOUR - USES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee	327,500			210,322	
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest	945,986			689,355	
Construction Legal Fees	205,000			132,126	
Construction Period Inspection Fees					
Construction Period Real Estate Tax					
Construction Insurance					
Title and Recording Fees	120,000			120,000	
Payment and Performance bonds	31,901			31,901	
Other: Bond Council	215,000			133,000	
Other: Tax Opinion	40,000			26,840	
<b>Subtotal</b>	<b>1,885,387</b>	<b>-</b>	<b>-</b>	<b>1,343,544</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	184,500			184,500	
Architectural Fee - Supervision	70,500			70,500	
Green Building Consultant Fee Max: 20,000					
Green Building Program Certification Fee (LEED or Earthcraft)					
Accessibility Inspections and Plan Review	21,000			21,000	
Construction Materials Testing					
Engineering					
Real Estate Attorney					
Accounting	25,000			25,000	
As-Built Survey					
Other: AHA Construction Monitoring Fees	21,600			21,600	
<b>Subtotal</b>	<b>322,600</b>	<b>-</b>	<b>-</b>	<b>322,600</b>	<b>-</b>
<b>LOCAL GOVERNMENT FEES</b> Avg per unit: 721					
Building Permits					
Impact Fees					
Water Tap Fees	75,000			75,000	
Sewer Tap Fees	75,000			75,000	
<b>Subtotal</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	104,168				104,168
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: All other bond fees					
<b>Subtotal</b>	<b>104,168</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>104,168</b>

**PART FOUR - USES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

		<b>TOTAL COST</b>	<b>New Construction Basis</b>	<b>Acquisition Basis</b>	<b>Rehabilitation Basis</b>	<b>Amortizable or Non-Depreciable Basis</b>
					<b>DCA-RELATED COSTS</b>	
<b>DCA-RELATED COSTS</b>						
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		6,500				6,500
DCA Waiver and Pre-approval Fees		4,000				4,000
LIHTC Allocation Processing Fee	65,713	65,713				65,713
LIHTC Compliance Monitoring Fee	166,400	166,400				166,400
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>242,613</b>				<b>242,613</b>
					<b>EQUITY COSTS</b>	
<b>EQUITY COSTS</b>						
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees		50,000				50,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>50,000</b>				<b>50,000</b>
					<b>DEVELOPER'S FEE</b>	
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	25.000%	625,000			625,000	
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	75.000%	1,875,000			1,875,000	
	<b>Subtotal</b>	<b>2,500,000</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>	<b>-</b>
					<b>START-UP AND RESERVES</b>	
<b>START-UP AND RESERVES</b>						
Marketing		189,229				189,229
Rent-Up Reserves	347,707	347,707				347,707
Operating Deficit Reserve:	779,631	779,631				779,631
Replacement Reserve		475,000				475,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 601	125,000			125,000	
Other: Debt Service Reserves						
	<b>Subtotal</b>	<b>1,916,567</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>1,791,567</b>
					<b>OTHER COSTS</b>	
<b>OTHER COSTS</b>						
Relocation		850,000			850,000	
Other: Design/Construction Review		50,000			50,000	
	<b>Subtotal</b>	<b>900,000</b>	<b>-</b>	<b>-</b>	<b>900,000</b>	<b>-</b>
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>28,331,488</b>	<b>-</b>	<b>12,315,000</b>	<b>13,285,747</b>	<b>2,188,898</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	136,209.08	<b>Square Foot:</b>	176.07		

**PART FOUR - USES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

**Subtractions From Eligible Basis**

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs	0		0
Amount of nonqualified nonrecourse financing	0		0
Costs of Nonqualifying units of higher quality	0		0
Nonqualifying excess portion of higher quality units	0		0
Historic Tax Credits (Residential Portion Only)	0		0
Other <Enter detailed description here; use Comments section if needed>	0		0
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	0	12,315,000	13,285,747
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	12,315,000	13,285,747
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: State Boost	100.00%		100.00%
Adjusted Eligible Basis	0	12,315,000	13,285,747
Multiply Adjusted Eligible Basis by Applicable Fraction	99.04%	99.04%	99.04%
Qualified Basis	0	12,196,587	13,157,999
Multiply Qualified Basis by Applicable Credit Percentage	3.24%	3.24%	3.24%
Maximum Tax Credit Amount	0	395,169	426,319
<b>Total Basis Method Tax Credit Calculation</b>		<b>821,489</b>	

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

**Equity Gap Calculation**

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

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

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

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

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

Total Gap Method Tax Credit Calculation

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:

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

32,887,689	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):			
28,331,488					
14,981,292					
13,350,196	Funding Amount	0	Hist Desig	No	
/ 10					
1,335,020	Federal	0.9700	+	State	0.5700
1,5400	=				
<b>866,896</b>					
821,489					
821,407					
<b>821,407</b>					

PART FOUR - USES OF FUNDS - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

\* Hard cost are determined in coordination with MDC construction manager and Empire, the general contractor. Credit calculations amount have shifted during the application and underwriting process but the final equity amounts remain the same. The project has under gone a subsidy layering review with HUD as part of approving the RAD closing Commitment.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Piedmont Senior Tower - Atlanta - Fulton, 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.

<b>DEVELOPMENT COST SCHEDULE</b> Section Name Section's Other Line Item	<b>Description/Nature of Cost</b>	<b>Basis Justification</b>
<b>PRE-DEVELOPMENT COSTS</b> Permits  Total Cost <input type="text" value="44,661"/> Total Basis <input type="text" value="44,661"/>		
0  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >>  Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

0

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

Bond Council

Total Cost

Total Basis

Tax Opinion

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

AHA Construction Monitoring Fees

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

All other bond fees

[Empty light blue box for Description/Nature of Cost]

[Empty light blue box for Basis Justification]

Total Cost

**DCA-RELATED COSTS**

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

[Empty light blue box for Description/Nature of Cost]

[Empty light blue box for Basis Justification]

Total Cost

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

[Empty light blue box for Description/Nature of Cost]

[Empty light blue box for Basis Justification]

Total Cost

**EQUITY COSTS**

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

[Empty light blue box for Description/Nature of Cost]

[Empty light blue box for Basis Justification]

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**

Debt Service Reserves

Total Cost

Total Basis

**OTHER COSTS**

Design/Construction Review

Total Cost

Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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

Atlanta Housing Authority		
July 7, 2016	Structure	3+ Story

**Paid By (check one)**

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	Electric		X		24	30			
Cooking	Natural Gas		X		5	6			
Hot Water	Electric		X		18	25			
Air Conditioning	Electric		X		39	48			
Range/Microwave	Electric		X						
Refrigerator	Electric		X						
Other Electric	Electric		X		39	48			
Water & Sewer	Submetered*? <input type="checkbox"/> No		X		75	117			
Refuse Collection			X						
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>200</b>	<b>274</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure	

**Paid By (check one)**

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

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner		1	2	3	4	
Heat	<<Select Fuel >>								
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									
<b>Total Utility Allowance by Unit Size</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

The property pays all utilities.

**DCA COMMENTS**





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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	207	1	0	0	208
0	0	0	0	0	0

**Unit Square Footage:**

Low Income

60% AMI

50% AMI

Total

Unrestricted

Total Residential

Common Space

Total

0	114,111	785	0	0	114,896
0	0	0	0	0	0
0	114,111	785	0	0	114,896
0	1,016	0	0	0	1,016
0	115,127	785	0	0	115,912
0	0	0	0	0	0
0	115,127	785	0	0	115,912

**III. ANCILLARY AND OTHER INCOME** (annual amounts)

**Ancillary Income**

8,736

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

0.45%

**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	165,289
Maintenance Salaries & Benefits	182,976
Support Services Salaries & Benefits	66,888
Other (describe here)	
<b>Subtotal</b>	<b>415,153</b>

**On-Site Office Costs**

Office Supplies & Postage	15,200
Telephone	7,628
Travel	3,560
Leased Furniture / Equipment	28,585
Activities Supplies / Overhead Cost	10,225
MISC	1,500
<b>Subtotal</b>	<b>66,698</b>

**Maintenance Expenses**

Contracted Repairs	15,000
General Repairs	130,271
Grounds Maintenance	11,187
Extermination	23,572
Maintenance Supplies	10,700
Elevator Maintenance	9,000
Redecorating	23,392
Misc . Maitenance	12,000
<b>Subtotal</b>	<b>235,122</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	50,000
<b>Subtotal</b>	<b>50,000</b>

**Professional Services**

Legal	5,000
Accounting	29,894
Advertising	10,784
<b>Subtotal</b>	<b>45,678</b>

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

Electricity	80	199,630
Natural Gas	21	51,793
Water&Swr	48	119,400
Trash Collection		15,255
Other (describe here)		
<b>Subtotal</b>		<b>386,078</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	
Insurance**	83,600
Other (describe here)	
<b>Subtotal</b>	<b>83,600</b>

**Management Fee:**

		<b>108,500</b>
560.90	Average per unit per year	
46.74	Average per unit per month	

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

**TOTAL OPERATING EXPENSES** **1,390,829**

Average per unit 6,686.68  
*Total OE Required 936,000*

**Replacement Reserve (RR)** **72,800**

Proposed averaga RR/unit amount: **350**

*Minimum Replacement Reserve Calculation*

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	208 units x \$350 =	72,800
New Constr	0 units x \$250 =	0
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>208</b>	<b>72,800</b>

**TOTAL ANNUAL EXPENSES** **1,463,629**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

\*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation.  
 \*\*To all Applicants: in addition to your other comments, please provide methodology for insurance calculation.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.41%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	108,500
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	3%0

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,936,884	1,975,622	2,015,134	2,055,437	2,096,546	2,138,476	2,181,246	2,224,871	2,269,368	2,314,756
Ancillary Income	8,736	8,911	9,089	9,271	9,456	9,645	9,838	10,035	10,236	10,440
Vacancy	(136,193)	(138,917)	(141,696)	(144,530)	(147,420)	(150,369)	(153,376)	(156,443)	(159,572)	(162,764)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,282,329)	(1,320,798)	(1,360,422)	(1,401,235)	(1,443,272)	(1,486,570)	(1,531,167)	(1,577,102)	(1,624,415)	(1,673,148)
Property Mgmt	(108,500)	(111,755)	(115,108)	(118,561)	(122,118)	(125,781)	(129,555)	(133,441)	(137,445)	(141,568)
Reserves	(72,800)	(74,984)	(77,234)	(79,551)	(81,937)	(84,395)	(86,927)	(89,535)	(92,221)	(94,987)
NOI	345,798	338,078	329,764	320,831	311,254	301,007	290,059	278,384	265,950	252,729
Mortgage A	(168,433)	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)
Mortgage B										
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	169,865	162,144	153,830	144,897	135,320	125,073	114,125	102,450	90,016	76,795
DCR Mortgage A	2.05	2.01	1.96	1.90	1.85	1.79	1.72	1.65	1.58	1.50
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	2.05	2.01	1.96	1.90	1.85	1.79	1.72	1.65	1.58	1.50
Oper Exp Coverage Ratio	1.24	1.22	1.21	1.20	1.19	1.18	1.17	1.15	1.14	1.13
Mortgage A Balance	2,055,232	1,926,729	1,795,633	1,661,890	1,525,447	1,386,251	1,244,245	1,099,372	951,576	800,796
Mortgage B Balance	12,548,268	12,801,546	13,059,937	13,323,544	13,592,471	13,866,826	14,146,719	14,432,261	14,723,567	15,020,753
Mortgage C Balance										
Other Source Balance	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.41%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	108,500
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	3%0

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	2,361,051	2,408,272	2,456,437	2,505,566	2,555,677	2,606,791	2,658,927	2,712,105	2,766,347	2,821,674
Ancillary Income	10,649	10,862	11,079	11,301	11,527	11,758	11,993	12,233	12,477	12,727
Vacancy	(166,019)	(169,339)	(172,726)	(176,181)	(179,704)	(183,298)	(186,964)	(190,704)	(194,518)	(198,408)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,723,342)	(1,775,043)	(1,828,294)	(1,883,143)	(1,939,637)	(1,997,826)	(2,057,761)	(2,119,494)	(2,183,078)	(2,248,571)
Property Mgmt	(145,815)	(150,189)	(154,695)	(159,336)	(164,116)	(169,039)	(174,111)	(179,334)	(184,714)	(190,255)
Reserves	(97,837)	(100,772)	(103,795)	(106,909)	(110,117)	(113,420)	(116,823)	(120,327)	(123,937)	(127,655)
NOI	238,687	223,791	208,006	191,298	173,631	154,965	135,261	114,479	92,577	69,512
Mortgage A	(168,434)	(168,434)	(168,434)	(168,434)	(168,434)					
Mortgage B						-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	62,753	47,857	32,072	15,364	(2,303)	147,465	127,761	106,979	85,077	62,012
DCR Mortgage A	1.42	1.33	1.23	1.14	1.03					
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.42	1.33	1.23	1.14	1.03					
Oper Exp Coverage Ratio	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03
Mortgage A Balance	646,973	490,045	329,950	166,623	(0)	(0)	(0)	(0)	(0)	(0)
Mortgage B Balance	15,323,937	15,633,241	15,948,788	16,270,704	16,599,118	16,934,160	17,275,965	17,624,669	17,980,412	18,343,335
Mortgage C Balance										
Other Source Balance	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.41%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	108,500
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	3%0

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	2,878,108	2,935,670	2,994,383	3,054,271	3,115,356	3,177,664	3,241,217	3,306,041	3,372,162	3,439,605
Ancillary Income	12,981	13,241	13,506	13,776	14,051	14,332	14,619	14,911	15,210	15,514
Vacancy	(202,376)	(206,424)	(210,552)	(214,763)	(219,059)	(223,440)	(227,909)	(232,467)	(237,116)	(241,858)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(2,316,028)	(2,385,509)	(2,457,074)	(2,530,786)	(2,606,710)	(2,684,911)	(2,765,458)	(2,848,422)	(2,933,875)	(3,021,891)
Property Mgmt	(195,963)	(201,842)	(207,897)	(214,134)	(220,558)	(227,175)	(233,990)	(241,010)	(248,240)	(255,687)
Reserves	(131,485)	(135,429)	(139,492)	(143,677)	(147,987)	(152,427)	(157,000)	(161,710)	(166,561)	(171,558)
NOI	45,237	19,707	(7,127)	(35,314)	(64,906)	(95,957)	(128,521)	(162,656)	(198,420)	(235,875)
Mortgage A										
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	37,737	12,207	(14,627)	(42,814)	(72,406)	(103,457)	(136,021)	(170,156)	(205,920)	(243,375)
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.02	1.01	1.00	0.99	0.98	0.97	0.96	0.95	0.94	0.93
Mortgage A Balance	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Mortgage B Balance	18,713,584	19,091,305	19,476,651	19,869,774	20,270,833	20,679,987	21,097,399	21,523,236	21,957,669	22,400,870
Mortgage C Balance										
Other Source Balance	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.41%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	108,500
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	3%0

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	3,508,397	3,578,565	3,650,137	3,723,139	3,797,602
Ancillary Income	15,824	16,141	16,463	16,793	17,128
Vacancy	(246,695)	(251,629)	(256,662)	(261,795)	(267,031)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(3,112,548)	(3,205,924)	(3,302,102)	(3,401,165)	(3,503,200)
Property Mgmt	(263,358)	(271,259)	(279,396)	(287,778)	(296,412)
Reserves	(176,705)	(182,006)	(187,466)	(193,090)	(198,883)
NOI	(275,085)	(316,113)	(359,026)	(403,896)	(450,795)
Mortgage A					
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	(282,585)	(323,613)	(366,526)	(411,396)	(458,295)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	0.92	0.91	0.90	0.90	0.89
Mortgage A Balance	(0)	(0)	(0)	(0)	(0)
Mortgage B Balance	22,853,018	23,314,291	23,784,875	24,264,957	24,754,730
Mortgage C Balance					
Other Source Balance	500,000	500,000	500,000	500,000	500,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-0.41%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	108,500
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	3%0

**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)

-Year 15 of the proforma shaows a 1.15 DCR. This is based on an estimated vacancy rate of 7%. In reality the historic vacancy rate is 2% or less, therfore thre should be no issues sevicng the permiante hard debt.

-Years 1 through 10 of the proforma the DCR is above 1.5 . The surplus cash flow will go twords p[aying down the soft debt the the housing authority.

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

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

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

Pass?

*Threshold Justification per Applicant*

Applicant has bond inducement, excuted equity commitment and exeucted debt commitments. A RAD Closing Commitment from HUD is expected in early August.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**Applicant Response DCA USE**

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

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

**2 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.

		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	
<b>Detached/Semi-Detached</b>	Efficiency	0	0	139,407 x 0 units =	0
	1 BR	1	0	182,430 x 0 units =	0
	2 BR	2	0	221,255 x 0 units =	0
	3 BR	3	0	270,488 x 0 units =	0
	4 BR	4	0	318,270 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>
<b>Row House</b>	Efficiency	0	0	130,931 x 0 units =	0
	1 BR	1	0	171,658 x 0 units =	0
	2 BR	2	0	208,792 x 0 units =	0
	3 BR	3	0	256,678 x 0 units =	0
	4 BR	4	0	304,763 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>
<b>Walkup</b>	Efficiency	0	0	108,868 x 0 units =	0
	1 BR	1	0	150,379 x 0 units =	0
	2 BR	2	0	190,725 x 0 units =	0
	3 BR	3	0	249,057 x 0 units =	0
	4 BR	4	0	310,346 x 0 units =	0
	<i>Subtotal</i>		<u>0</u>		<u>0</u>
<b>Elevator</b>	Efficiency	0	0	112,784 x 0 units =	0
	1 BR	1	207	157,897 x 207 units =	32,684,679
	2 BR	2	1	203,010 x 1 units =	203,010
	3 BR	3	0	270,681 x 0 units =	0
	4 BR	4	0	338,351 x 0 units =	0
	<i>Subtotal</i>		<u>208</u>		<u>32,887,689</u>
<b>Total Per Construction Type</b>			<u>208</u>		<u>32,887,689</u>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Atlanta**

Tot Development Costs:

**28,331,488**

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

**Project Cost Limit (PCL)**

**32,887,689**

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**  
 Applicant's cost are within the limits set by DCA

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Other**

Pass?

DCA's Comments:

**Threshold Justification per Applicant**  
 The property currently operates within DCA's parameters for this designation

**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:

**Semi-Monthly Dinners/Parties, Movie Nights, Bingo nights, off-site events and tours**  
**Computer classes, leadership training, conflict resolution courses,**  
**Aerobics classes, healthy cooking classes, nutrition seminars, health check ups**

C. For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included

C.

DCA's Comments:

**Threshold Justification per Applicant**  
 The property already offers and will continue to offer the listed services

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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.

Pass?	
A.	Novogradac & Company
B.	5 months
C.	94.20%
D.	88.90%

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*

Analysis of LIHTC units based on a total of 208 units minus 1 over income unit and 1 manager unit.

*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: **Novogradac & Company**

- 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?

Pass?	
A.	No
B.	Yes
1)	Yes
2)	Yes
3)	Yes
4)	
C.	No
D.	
1)	No
2)	No
3)	No

*Threshold Justification per Applicant*

The Applicant is purchasing the building and claiming acquisition based on the appraised value

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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:

A. **ATC**

B. Is a Phase II Environmental Report included?

B.

C. Was a Noise Assessment performed?

C. **Yes**

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

1) **Hush Acoustics LLC**

2) **69.8**

**Determined to be within normal levels, no noise barrier required.**

D. Is the subject property located in a:

D.

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

1) **No**

2) **No**

a)

b)

c)

3) **No**

a)

b)

c)

4) **No**

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

- 1) Lead-based paint? 

<b>Yes</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
<b>No</b>	<input type="checkbox"/>
- 2) Noise? 

<b>No</b>	<input type="checkbox"/>
- 3) Water leaks? 

<b>No</b>	<input type="checkbox"/>
- 4) Lead in water? 

<b>No</b>	<input type="checkbox"/>
- 5) Endangered species? 

<b>No</b>	<input type="checkbox"/>
- 6) Historic designation? 

<b>No</b>	<input type="checkbox"/>
- 7) Vapor intrusion? 

<b>No</b>	<input type="checkbox"/>
- 8) Asbestos-containing materials? 

<b>Yes</b>	<input type="checkbox"/>
- 9) Mold? 

<b>No</b>	<input type="checkbox"/>
- 10) PCB's? 

<b>No</b>	<input type="checkbox"/>
- 11) Radon? 

<b>No</b>	<input type="checkbox"/>
- 12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

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

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

1)

2)

3)

G.

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*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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: 12/31/17
- B. Form of site control: Contract/Option
- C. Name of Entity with site control: Piedmont Senior Tower, LLC
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Pass?	
A.	Yes
B.	<<Select>>
C.	
D.	No

*Threshold Justification per Applicant*

The applicant is providing a property executed contract to lease the land and acquire the building

*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 property is an existing structure and currently has access to Piedmont Road

*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)	No
5)	
D.	Yes
E.	Yes

*Threshold Justification per Applicant*

The property is currently zoned for its existing use

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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.*

**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 is an existing and currently has all required utilities. No proposed changes will result in increased demand.

*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?

A1)

2)

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

- 1) Public water
- 2) Public sewer

City of Atlanta
City of Atlanta

B1)

2)

Yes	
Yes	

*Threshold Justification per Applicant*

The property is existing and currently has all required utilities. No proposed changes will result in the increased demand

*DCA's Comments:*

**13 REQUIRED AMENITIES**

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

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

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

A1)	Room
A2)	Other - explain: Outdoor Sitting Area
A3)	On-site laundry

A.

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)			
2)			

3)			
4)			

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

C.

- 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)

2)

3)

4)

5)

6a)

6b)

Agree	
Yes	
Yes	
No	
Yes	
Yes	

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

D.

- 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)

Agree	
Yes	
Yes	
No	
Yes	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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.*

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:  
DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment.
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Pass?		
A.	Pre-Application Waiver	<<Select>>
B.	July 16, 2017	
	EMG	
C.	Yes	
	Helen Johnson -EMG	
D.	Yes	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
E.	Agree	

*Threshold Justification per Applicant*

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?  
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?  
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

Pass?		
A.	Yes	
B.	Yes	
C.	Yes	
D.	Yes	

*Threshold Justification per Applicant*

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

Pass?		
A.	Agree	
B.	Agree	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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.

**17 ACCESSIBILITY STANDARDS**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- b. Roll-in showers will be incorporated into **40%** of the mobility equipped units (but no fewer than one unit)?
- 2) Will least an additional **2%** of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	11	11	5%
1) b. Roll-In Showers	8	5	40%
2) Sight / Hearing Impaired	5	5	2%

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffer & Associates**

- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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?

<b>Pass?</b>	
	<b>Yes</b>

**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.

<b>A.</b>	<b>No</b>	
-----------	-----------	--

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

1) Exterior Wall Finishes (select one)

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

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

<<Select materials>>

<b>B.</b>		
<b>1)</b>		
<b>2)</b>		

**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)	

<b>C.</b>		
<b>1)</b>		
<b>2)</b>		

*Threshold Justification per Applicant*

*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):

<b>Pass?</b>	
<b>A.</b>	<b>Yes</b>
<b>B.</b>	<b>Yes</b>
<b>C.</b>	<b>No</b>
<b>D.</b>	<b>No</b>

F. **DCA Final Determination**

<b>E.</b>	Certifying General Partner
<b>F.</b>	<< Select Designation >>

*Threshold Justification per Applicant*

*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?

<b>Pass?</b>	
<b>A.</b>	<b>Yes</b>
<b>B.</b>	<b>No</b>
<b>C.</b>	<b>Yes</b>

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton 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*

*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*

*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	
	No	
	No	
	No	
	Yes	

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

**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?
- 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:

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

1) Number of Over Income Tenants	0		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	0		5) Number of Displaced Tenants		
3) Number of Vacancies	1				

- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Yes		Yes	
Yes			

*Threshold Justification per Applicant*

*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*

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

Pass?

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

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

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

**TOTALS:**

**1. APPLICATION COMPLETENESS**

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

**A. Missing or Incomplete Documents**

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

**B. Financial and Other Adjustments**

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

Enter "1" for each item listed below.

	A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
1		0		0		0
2				n/a		n/a
3				included in 2		included in 2
4						included in 2
5				included in 4		
6						
7				included in 6		
8						
9				included in 8		
10						
11				included in 10		
12						

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

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

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	20	20
	3	0	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: **208**

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%

**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)

Complete this section using results from completed current

**B. Bonus Desirable**

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

Scoring Justification per Applicant

<b>13</b>	<b>0</b>	<b>0</b>
12		
1		
various		

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

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

- All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 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.
- The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- Transportation service is being publicized to the general public.

<b>6</b>	<b>0</b>	<b>0</b>
	Applicant Agrees?	DCA Agrees?

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

**ΚΕΙΜΕΝΟ:** 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
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>20</b>	<b>20</b>

**Flexible Pool**

Choose **A or B.**

**A. Transit-Oriented Development**

Choose **either option 1 or 2** under A.

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

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

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

**B. Access to Public Transportation**

Choose **only one option** in B.

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

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

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

**Rural Pool**

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

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

Scoring Justification per Applicant

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

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

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

DCA's Comments:

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2		
---	--	--

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

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

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

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose **only one.** See scoring criteria for further requirements.

<Select a Sust Devlpmt Certification>

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

**Competitive Pool chosen:**

**N/A - 4% Bond**

**DCA's Green Building for Affordable Housing Training Course** - Participation Certificate obtained?

Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>
Date of Course	<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

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

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

Date of Audit:  Date of Report:

X	
---	--

**A. Sustainable Communities Certification**

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

2	A.	Yes/No	Yes/No

**1. EarthCraft Communities**

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

**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:

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

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="&lt; Select &gt;"/> below Poverty level (see Income)  | Actual Percent       | <input type="text"/>                        |
| 3. Designated Middle or Upper Income level (see Demographics)  | Designation:         | <input type="text" value="&lt;Select&gt;"/> |
| 4. (Flexible Pool) Project is <b>NOT</b> located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but <b>IS</b> 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:	Per Applicant	<input type="text" value="&lt;Select&gt;"/>	Per DCA	<input type="text" value="&lt;Select&gt;"/>
---	---------------	---	---------	---

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>10</b>	<b>20</b>

**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):

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

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

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


**A. Community Revitalization**

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

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

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

2 A. 

--	--

  
 Yes/No Yes/No

i.)		
ii.)		

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

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

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **100.01** Eligible Basis Adjustment: **State Boost**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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<b>TOTALS:</b>	<b>92</b>	<b>20</b>	<b>20</b>

**OR**

**B. Community Transformation Plan**

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

**1. Community-Based Team**

Community-Based Developer (CBD)

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

CBD 1

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

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. 1 ▶

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

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

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: **Other**

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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<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>

ii. Transformation Partner 2		<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
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 2 between Partners?	
b) Citizen Outreach	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.
or	Nbr of Respondents				
ii. Public Meetings					ii.
Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
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					

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

Solution and Who Implements

**C. Community Investment**

**1. Community Improvement Fund** Amount / Balance  **Other** 4 1.

Source	<input type="text"/>	Bank Name	<input type="text"/>
Contact	<input type="text"/>	Account Name	<input type="text"/>
Email	<input type="text"/>	Bank Website	<input type="text"/>
Bank Contact	<input type="text"/>	Contact Email	<input type="text"/>

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** 1 2.

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

**3. Third-Party Capital Investment** Competitive Pool chosen: **N/A - 4% Bond** 2 3.

Unrelated Third-Party Name	<input type="text"/>
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?	<input type="text"/>
Improvement Completion Date	<input type="text"/>

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:	<input type="text"/>	<input type="text"/>	Total Development Costs (TDC):	<input type="text"/>
	0.0000%	0.0000%		28,331,488

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

Phased Development? **No** **0**

**A. Phased Developments**

3	A.		
---	----	--	--

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

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

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

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

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	1.		
2	2.		

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

(choose 1 or 3)

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

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

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

3	1.		
1	2.		
2	3.		

Scoring Justification per Applicant

DCA's Comments:

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	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:

	<b>0</b>	<b>0</b>
A.		
B.		

**12. EXCEPTIONAL NON-PROFIT**

0

	<b>3</b>	
	Yes/No	Yes/No

Nonprofit Setaside selection from Project Information tab:

0

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**

<b>2</b>	
Unit Total	<b>208</b>

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.

MGP	Piedmont Senior Tower-Michaels, LL	0.0100%	Michael J. Levitt	NPSponsr	0	0.0000%	0
OGP1	0	0.0000%	0	Developer	The Michaels Development Company	0.0000%	Michael J. Levitt
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	Riverside Capital, LLC	99.9800%	Rick Slagle	Developmt Consult	Collaborative Housing Solutions	0.0000%	Richelle Patton
State LP	Riverside Capital, LLC	0.0100%	Rick Slagle				

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

**TOTALS:**

92	20	20
----	----	----

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

1		
---	--	--

**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:
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: **Atlanta** County: **Fulton** QCT? **No** Census Tract #: **100.01**

Scoring Justification per Applicant

DCA's Comments:

1		
---	--	--

B.

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen:

**N/A - 4% Bond**

**4**

<b>0</b>	<b>0</b>
Yes/No	Yes/No

Indicate that the following criteria are met:

- 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

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

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

28,331,488
<b>0.0000%</b>

<b>0.0000%</b>
----------------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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

**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.
	0 - 40		<b>Total:</b>

**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

21
206
21
205

<b>3</b>	<b>0</b>	<b>0</b>
2	A.	<b>0</b>
	1.	<b>0</b>
	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%

Scoring Justification per Applicant

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

**A. Historic and Adaptive Reuse**

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

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

0
0
208
0.00%

<b>2</b>	<b>0</b>	<b>0</b>
2	A.	

<< 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:  
Total Units  
% of Total

0
208
0.00%

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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

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?

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
2.	

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?

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

**PART NINE - SCORING CRITERIA - 2017-0 Piedmont Senior Tower, Atlanta, Fulton County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>20</b>	<b>20</b>
2	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?

<b>3</b>	<b>0</b>	<b>0</b>

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website:  
 Tenancy  
 Other  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

Other

--	--

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 Piedmont Senior Tower, Atlanta, Fulton County**

**ΚΕΙΜΕΝΟ:** 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%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
	<b>2</b>	<b>20</b>
	<b>0</b>	<b>0</b>

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
	<b>0.00%</b>	<b>0.00%</b>

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

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

<b>10</b>	<b>10</b>	<b>10</b>

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 Piedmont Senior Tower, Atlanta, Fulton County**

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**Score  
Value**

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

**TOTALS:**

**92**

<b>20</b>	<b>20</b>
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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**

Piedmont Senior Tower  
Atlanta, Fulton 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**

Piedmont Senior Tower  
Atlanta, Fulton County

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

Piedmont Senior Tower

Atlanta, Fulton County

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



**Scoring Section 16 - Innovative Project Concept Narrative**

Piedmont Senior Tower

Atlanta, Fulton 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

  
 \_\_\_\_\_  
 Milton R. Pratt, Jr.  
 Printed Name  
 \_\_\_\_\_  
 Signature

Vice President of the Sole Member (GP) Entity  
 \_\_\_\_\_  
 Title  
 7-24-2017  
 \_\_\_\_\_  
 Date  
 [SEAL]

**SUMMARY OF DCA UNDERWRITING ASSUMPTIONS**

<u>Category</u>	<u>Specification</u>	<u>Scale</u>		<u>Minimum</u>	<u>Maximum</u>
Funding Limits	LIHTC	Per Project	Flexible Pool	n/a	950,000
			Rural Pool	n/a	850,000
		Per Project Per Owner Per Round	Extraordinary Circumstances Waiver	n/a	1,200,000
				n/a	1,800,000
			HOME	1,000,000	2,000,000
				n/a	25%
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Project Per Owner Per Round (% of HOME funds available) Per Unit (Avg)			

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

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

HOME 221(d)(3) Unit Subsidy Limits

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

Maximum is project-specific

<u>Category</u>	<u>Specification</u>	<u>Scale</u>		<u>Minimum</u>	<u>Maximum</u>
Annual Operating Expenses					

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

**Development Costs**

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

**Proforma Operating Forecast**

Number of Persons in Family and Percentage Adjustments for Rent Calculations

1	2	3	4	5	6	7	8
70%	80%	90%	Base	108%	116%	124%	132%

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

Per Operation Year  
 Per Operation Year

2%
7%
7%
3%
3%
0%

**Setasides**

Nonprofit  
 CHDO

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

10%
4,000,000

**Pools**

Rural  
 Flexible

Percent of available 9% credit pool  
 Percent of available 9% credit pool

35%
remaining

**Unit Accessibility**

Equipped for Mobility Disabled Residents  
 With Roll-In Showers  
 Equipped for Hearing- and Sight-Impaired Residents

Percent of Total Units  
 Percent of Units Equipped for Mobility Disabled  
 Percent of Total Units

5%
40%
2%

Assumed Family Size Adjustments

# Bdrms	Adj	AFS
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					SOUTHERN Region				
			0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR
<b>Larger Apartment Building (5+ Units)</b>	Heating	Natural Gas	6	8	10	12	16	5	8	9	11	14
		Propane	22	30	37	46	56	17	26	30	39	48
		Electric	9	13	17	20	26	6	11	13	16	20
		Electric Heat	4	5	6	9	11	2	2	3	4	5
	Cooking	Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	7	11	13	15	20	11	13	17	22	26
		Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond.	Electric	5	6	9	12	14	8	10	13	16	19
	Hot Water	Natural Gas	3	4	6	7	8	3	5	6	8	9
		Electric	11	15	22	26	30	11	15	22	26	30
		Propane	9	14	19	24	28	9	14	18	23	28
	Sewer		17	20	23	28	34	17	18	22	27	32
	Water		18	21	25	31	37	19	20	25	30	35
Trash Collection		15	15	15	15	15	15	15	15	15	15	
Range/Microw	Electric	11	11	11	11	11	11	11	11	11	11	
Refrigerator	Electric	13	13	13	13	13	13	13	13	13	13	
<b>Lowrise Apartment (2-4 units)</b>	Heating	Natural Gas	7	10	12	16	20	6	8	10	12	15
		Propane	23	35	41	54	70	19	27	31	39	50
		Electric	12	17	20	26	30	8	12	15	18	24
	Cooking	Electric Heat	4	5	6	9	11	2	2	3	4	5
		Natural Gas	2	3	3	4	5	2	3	4	5	6
		Electric	6	10	12	14	19	10	12	17	21	25

	Propane	5	7	9	12	15	5	7	9	11	15
	Other Electric	15	21	27	33	42	15	21	27	33	42
	Air Cond. Electric	5	6	9	12	14	8	10	13	16	19
	Hot Water	3	4	6	7	8	3	5	6	8	9
	Electric	10	14	21	25	29	10	14	21	25	29
	Propane	9	14	19	24	28	9	14	18	23	28
	Sewer	17	20	23	28	34	17	18	22	27	32
	Water	18	21	25	31	37	19	20	25	30	35
	Trash Collection	15	15	15	15	15	15	15	15	15	15
	Range/Microw	11	11	11	11	11	11	11	11	11	11
	Refrigerator	13	13	13	13	13	13	13	13	13	13
Single Family Home	Heating	8	12	16	19	24	7	9	12	15	18
	Natural Gas	30	43	56	70	89	22	30	41	50	63
	Propane	14	20	26	31	39	10	14	18	22	28
	Electric	9	14	16	18	24	4	6	7	8	11
	Electric Heat	2	3	3	4	5	2	3	4	5	6
	Natural Gas	7	11	13	15	20	11	13	17	22	26
	Electric	5	7	9	12	15	5	7	9	11	15
	Propane	17	24	30	37	47	17	23	30	36	46
	Other Electric	6	9	11	14	18	9	13	17	20	27
	Air Cond. Electric	3	4	6	7	8	3	5	6	8	9
	Natural Gas	11	15	22	26	30	11	15	22	26	30
	Electric	9	14	19	24	28	9	14	18	23	28
Propane	17	20	23	28	34	17	18	22	27	32	
Sewer	18	21	25	31	37	19	20	25	30	35	
Water	15	15	15	15	15	15	15	15	15	15	
Trash Collection	11	11	11	11	11	11	11	11	11	11	
Range/Microw	13	13	13	13	13	13	13	13	13	13	
Refrigerator	8	11	14	17	22	6	9	11	13	17	
Heating	Natural Gas	28	39	50	63	72	22	30	37	46	56
Propane	13	18	23	28	35	9	13	16	20	26	
Electric	4	5	6	9	11	2	2	3	4	5	
Electric Heat	2	3	3	4	5	2	3	4	5	6	
Natural Gas	7	11	13	15	20	11	13	17	22	26	
Electric	5	7	9	12	15	5	7	9	11	15	
Propane	15	21	27	33	42	15	21	27	33	42	
Other Electric	6	8	10	12	16	8	12	15	18	24	
Air Cond. Electric	3	4	6	7	8	3	5	6	8	9	
Natural Gas	11	15	22	26	30	11	15	22	26	30	
Electric	9	14	19	24	28	9	14	18	23	28	
Propane	17	20	23	28	34	17	18	22	27	32	
Sewer	18	21	25	31	37	19	20	25	30	35	
Water	15	15	15	15	15	15	15	15	15	15	
Trash Collection	11	11	11	11	11	11	11	11	11	11	
Range/Microw	13	13	13	13	13	13	13	13	13	13	
Refrigerator	Electric										

Area	2016 AMI	State	County Name	Utility Region	(Non)Metropolitan SA	MSA?	FMR MSA	FMR MSA	DCA Rural	Tax-Exempt	City	County	Cities w/ LIHIC
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling Cour	N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Cou	N	Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth
Athens-Clarke Co	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon Count	N	Rural	Adairsville Development Authority	Adairsville	Bartow	Adairsville
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA	Y	Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian
Atlanta-Sandy Sp	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Cou	N	Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson	Alamo
Augusta-Richmon	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks Count	N	Rural	Alma Downtown Development Authority	Ailey	Montgomery	Albany
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma

Baldwin Co.	50,000	DE	Bartow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Arlington Housing Authority	Alapaha	Berrien	Alpharetta
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co	Non-MSA	Ben Hill Cour	N	Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty	Americus
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien Coun	N	Rural	Atkinson County-Coffee County Joint Development Author	Aldora	Lamar	Aragon
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA M	Y	Urban	Atlanta Development Authority	Alenhurst	Liberty	Arlington
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Cou	N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson	Ashburn
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, G	Y	Urban	Bacon County Development Authority	Alma	Bacon	Athens
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Atlanta
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, G	Y	Urban	Barnesville Housing Authority	Alston	Montgomery	Auburn
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch Cour	N	Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham	Augusta
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee	Austell
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County	Y	Rural	Berrien County Development Authority	Americus	Sumter	Avondale Est
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Cou	N	Rural	Boston Downtown Development Authority	Andersonville	Sumter	Bainbridge
Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Cou	N	Rural	Bowdon Housing Authority	Appling	Columbia	Baldwin
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler Cou	N	Rural	Brantley County Development Authority	Arabi	Crisp	Barnesville
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Bremen Housing Authority	Aragon	Polk	Blackshear
Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga	Y	Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Cou	N	Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch	Blakely
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, G	Y	Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun	Bloomingdale
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, G	Y	Rural	Butts, Henry, Lamar and Spalding County Joint Developme	Arnoldsville	Oglethorpe	Blue Ridge
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Co	N	Rural	Byron Development Authority	Ashburn	Turner	Bowman
Crisp Co.	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Byron Downtown Development Authority	Athens	Clarke	Bremen
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clark	Y	Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County,	N	Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur	Buchanan
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Camden County Joint Development Authority	Auburn	Barrow	Buena Vista
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch Count	N	Rural	Canton Development Authority	Augusta	Richmond	Buford
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Carrollton Redevelopment Authority	Austell	Cobb	Butler
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee Count	N	Rural	Cartersville Development Authority	Avalon	Stephens	Byron
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt Cour	N	Rural	Cartersville Downtown Development Authority	Avera	Jefferson	Cairo
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Catoosa County Development Authority	Avondale Estat	DeKab	Calhoun
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County	N	Rural	Cedartown Development Authority	Baconton	Mitchell	Camilla
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur	Canton
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA M	Y	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County	N	Rural	Central Savannah River Area Unified Development Author	Ball Ground	Cherokee	Cartersville
Glascoc	50,600	SC	Dade	North	Chattanooga	MSA	Chattanooga	Y	Rural	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Cour	N	Rural	Chattooga County Development Authority	Barwick	Thomas	Chamblee
Greene Co.	52,300	TX	Dekalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Cherokee County Development Authority	Baxley	Appling	Chatsworth
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge Count	N	Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamauga
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County	N	Rural	City of Barnesville and County of Lamar Development Auth	Belvedere Park	DeKab	Clarkston
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA M	Y	Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Claxton
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt	Clayton
Hinesville - Fort S	46,700	WV	Early	South	Early Co.	Non-MSA	Early County	N	Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow	Cleveland
Irwin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA	Y	Rural	City of Commerce Downtown Development Authority	Between	Walton	Cochran
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, G	Y	Rural	City of Cumming Development Authority	Bibb City	Muscogee	College Park
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County	N	Rural	City of Dawson Development Authority	Bishop	Oconee	Columbus
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Cot	N	Rural	City of Dublin and County of Laurens Development Author	Blackshear	Pierce	Commerce
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans Count	N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin Coun	N	Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union	Cordele
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Jesup Downtown Development Authority	Blakely	Early	Cornelia
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA M	Y	Urban	City of Stockbridge, Georgia Downtown Development Auth	Bloomingdale	Chatham	Covington
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Cou	N	Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay	Crawfordville
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming
Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer Count	N	Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert
Macon Co.	38,700		Glascoc	North	Glascoc Co.	Non-MSA	Glascoc Co	N	Rural	Clay County Development Authority	Bonanza	Clayton	Dahlonega
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, G	Y	Urban	Clinch County Development Authority	Boston	Thomas	Dallas
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon Cour	N	Rural	Consolidated Housing Authority of Talbot County, Georgia	Bo	Morgan	Dalton

Mitchell Co.	42,600	Grady	South	Grady Co.	Non-MSA	Grady County	N	Rural	Coweta County Development Authority	Bowdon	Carroll	Darien
Monroe Co.	59,000	Greene	North	Greene Co.	Non-MSA	Greene Cour	N	Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart	Dawson
Montgomery Co.	44,100	Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville
Morgan Co.	56,500	Habersham	North	Habersham Co.	Non-MSA	Habersham C	N	Rural	Dahlonega Downtown Development Authority	Braselton	Jackson	Decatur
Murray Co.	46,000	Hall	North	Gainesville	MSA	Gainesville, C	Y	Urban	Development Authority for the City of Savannah	Braswell	Paulding	Donalsonville
Peach Co.	53,900	Hancock	North	Hancock Co.	Non-MSA	Hancock Cou	N	Rural	Development Authority of Appling County	Bremen	Haralson	Douglas
Pierce Co.	49,000	Haralson	North	Haralson Co.	MSA	Haralson Cou	Y	Rural	Development Authority of Atkinson County	Brinson	Decatur	Douglasville
Polk Co.	50,000	Harris	North	Columbus	MSA	Columbus, G	Y	Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell	Dublin
Pulaski Co.	49,500	Hart	North	Hart Co.	Non-MSA	Hart County,	N	Rural	Development Authority of Baker County	Brookhaven	DeKalb	Duluth
Putnam Co.	52,700	Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Banks County	Brooklet	Bulloch	East Dublin
Quitman Co.	34,200	Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Bartow County	Brooks	Fayette	East Ellijay
Rabun Co.	52,200	Houston	North	Warner Robins	MSA	Warner Robi	Y	Urban	Development Authority of Ben Hill County	Broxton	Coffee	East Point
Randolph Co.	36,900	Irwin	South	Irwin Co.	Non-MSA	Irwin County,	N	Rural	Development Authority of Bibb County	Brunswick	Glynn	Eastman
Rome	48,600	Jackson	North	Jackson Co.	Non-MSA	Jackson Cou	N	Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson	Eatonton
Savannah	63,500	Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Bulloch County	Buckhead	Morgan	Edison
Schley Co.	53,800	Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Co	N	Rural	Development Authority of Burke County	Buena Vista	Marion	Elberton
Screven Co.	47,800	Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Cou	N	Rural	Development Authority of Butts County	Buford	Gwinnett	Ellaville
Seminole Co.	39,200	Jenkins	South	Jenkins Co.	Non-MSA	Jenkins Cour	N	Rural	Development Authority of Carroll County	Butler	Taylor	Ellijay
Stephens Co.	48,200	Johnson	North	Johnson Co.	Non-MSA	Johnson Cou	N	Rural	Development Authority of Cartersville	Byromville	Dooly	Evans
Stewart Co.	33,400	Jones	North	Macon	MSA	Macon, GA M	Y	Rural	Development Authority of Catoosa County	Byron	Peach	Fairburn
Sumter Co.	44,300	Lamar	North	Lamar Co.	MSA	Lamar Count	Y	Rural	Development Authority of Chattooga County	Cadwell	Laurens	Fitzgerald
Talbot Co.	40,000	Lanier	South	Valdosta	MSA	Valdosta, GA	Y	Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hill
Taliaferro Co.	37,500	Laurens	North	Laurens Co.	Non-MSA	Laurens Cou	N	Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowery Branch
Tattnall Co.	48,400	Lee	South	Albany	MSA	Albany, GA M	Y	Rural	Development Authority of Clayton County	Calvary	Grady	Folkston
Taylor Co.	35,900	Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fo	Y	Urban	Development Authority of Cobb County	Camak	Warren	Forest Park
Telfair Co.	34,500	Lincoln	North	Lincoln Co.	MSA	Lincoln Coun	Y	Rural	Development Authority of Columbia County	Camilla	Mitchell	Forsyth
Thomas Co.	44,000	Long	South	Long Co.	MSA	Long County,	Y	Rural	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb	Fort Valley
Tift Co.	42,800	Lowndes	South	Valdosta	MSA	Valdosta, GA	Y	Urban	Development Authority of Conyers, Georgia	Canon	Franklin	Franklin
Toombs Co.	47,700	Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Cou	N	Rural	Development Authority of Coweta County	Canoochee	Emanuel	Franklin Springs
Towns Co.	46,900	Macon	North	Macon Co.	Non-MSA	Macon Coun	N	Rural	Development Authority of Crawford County	Canton	Cherokee	Ft. Gaines
Treutlen Co.	47,500	Madison	North	Athens-Clarke Co.	MSA	Athens-Clark	Y	Rural	Development Authority of Crisp County	Carl	Barrow	Ft. Oglethorpe
Troup Co.	52,000	Marion	North	Columbus	MSA	Columbus, G	Y	Rural	Development Authority of Dawson County	Carlton	Madison	Gainesville
Turner Co.	35,100	McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Rural	Development Authority of DeKalb County	Carnesville	Franklin	Glennville
Union Co.	49,000	McIntosh	South	Brunswick	MSA	Brunswick, G	Y	Rural	Development Authority of Dougherty County	Carrollton	Carroll	Gordon
Upson Co.	44,700	Meriwether	North	Meriwether Co.	MSA	Meriwether C	Y	Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray
Valdosta	50,300	Miller	South	Miller Co.	Non-MSA	Miller County	N	Rural	Development Authority of Early County	Cave Spring	Floyd	Greensboro
Ware Co.	47,700	Mitchell	South	Mitchell Co.	Non-MSA	Mitchell Cour	N	Rural	Development Authority of Effingham County	Cecil	Cook	Greenville
Warner Robins	59,300	Monroe	North	Monroe Co.	MSA	Monroe Cour	Y	Rural	Development Authority of Elbert County, Elberton and Bow	Cedar Springs	Early	Griffin
Warren Co.	34,900	Montgomery	South	Montgomery Co.	Non-MSA	Montgomery	N	Rural	Development Authority of Emanuel County	Cedartown	Polk	Grovetown
Washington Co.	47,000	Morgan	North	Morgan Co.	MSA	Morgan Cour	Y	Rural	Development Authority of Emanuel County and the City of	Centerville	Houston	Hahira
Wayne Co.	44,600	Murray	North	Murray Co.	MSA	Murray Coun	Y	Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton
Webster Co.	52,800	Muscogee	North	Columbus	MSA	Columbus, G	Y	Urban	Development Authority of Floyd County	Chamblee	DeKalb	Hampton
Wheeler Co.	32,400	Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Forsyth County	Chatsworth	Murray	Harlem
White Co.	52,600	Oconee	North	Athens-Clarke Co.	MSA	Athens-Clark	Y	Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clark	Y	Rural	Development Authority of Gordon County	Chattanooga V	Walker	Hawkinsville
Wilkes Co.	40,600	Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Gwinnett County	Chauncey	Dodge	Hazlehurst
Wilkinson Co.	45,200	Peach	North	Peach Co.	Non-MSA	Peach Count	N	Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena
		Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Harris County	Chester	Dodge	Hiawassee
		Pierce	South	Pierce Co.	Non-MSA	Pierce Count	N	Rural	Development Authority of Heard County	Chickamauga	Walker	Hinesville
		Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Houston County	Clarksville	Habersham	Hiram
		Polk	North	Polk Co.	Non-MSA	Polk County,	N	Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville
		Pulaski	South	Pulaski Co.	Non-MSA	Pulaski Coun	N	Rural	Development Authority of Jefferson County	Claxton	Evans	Homerville
		Putnam	North	Putnam Co.	Non-MSA	Putnam Cour	N	Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun	Ideal
		Quitman	South	Quitman Co.	Non-MSA	Quitman Cou	N	Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson
		Rabun	North	Rabun Co.	Non-MSA	Rabun Coun	N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White	Jasper
		Randolph	South	Randolph Co.	Non-MSA	Randolph Co	N	Rural	Development Authority of Jones County	Climax	Decatur	Jefferson
		Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Rich	Y	Urban	Development Authority of LaFayette	Cobbtown	Tattnall	Jesup

Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of LaGrange	Cochran	Bleckley	Johns Creek
Schley	North	Schley Co.	Non-MSA	Schley Counl	N	Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro
Screven	South	Screven Co.	Non-MSA	Screven Cou	N	Rural	Development Authority of Lawrenceville, GA	Colbert	Madison	Kingsland
Select City first	Select City first	Select City first				DCA Rural C	Development Authority of Lee County	Coleman	Randolph	Lafayette
Seminole	South	Seminole Co.	Non-MSA	Seminole Co	N	Rural	Development Authority of Lumpkin County	College Park	Fulton	Lagrange
Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of Macon County	Collins	Tattnall	Lake Park
Stephens	North	Stephens Co.	Non-MSA	Stephens Co	N	Rural	Development Authority of McDuffie County	Colquitt	Miller	Lakeland
Stewart	South	Stewart Co.	Non-MSA	Stewart Cour	N	Rural	Development Authority of McDuffie County and the City of	Columbus	Muscogee	Lavonia
Sumter	South	Sumter Co.	Non-MSA	Sumter Coun	N	Rural	Development Authority of Mitchell County	Comer	Madison	Lawrenceville
Talbot	North	Talbot Co.	Non-MSA	Talbot Count	N	Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg
Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Co	N	Rural	Development Authority of Morgan County	Concord	Pike	Lexington
Tattnall	South	Tattnall Co.	Non-MSA	Tattnall Cour	N	Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia
Taylor	North	Taylor Co.	Non-MSA	Taylor Count	N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove
Telfair	South	Telfair Co.	Non-MSA	Telfair Count	N	Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville
Terrell	South	Albany	MSA	Albany, GA N	Y	Rural	Development Authority of Pike County	Cordele	Crisp	Ludowici
Thomas	South	Thomas Co.	Non-MSA	Thomas Cou	N	Rural	Development Authority of Polk County	Corinth	Heard	Lula
Tift	South	Tift Co.	Non-MSA	Tift County, C	N	Rural	Development Authority of Rabun County	Cornelia	Habersham	Lumber City
Toombs	South	Toombs Co.	Non-MSA	Toombs Cou	N	Rural	Development Authority of Richmond County	Country Club E	Bulloch	Lyons
Towns	North	Towns Co.	Non-MSA	Towns Count	N	Rural	Development Authority of Rockdale County	Covington	Newton	Mableton
Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Cou	N	Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon
Troup	North	Troup Co.	Non-MSA	Troup Count	N	Rural	Development Authority of Seminole County and Donalson	Crawfordville	Taliaferro	Madison
Turner	South	Turner Co.	Non-MSA	Turner Count	N	Rural	Development Authority of St. Marys	Crooked Creek	Putnam	Manchester
Twiggs	North	Macon	MSA	Macon, GA N	Y	Rural	Development Authority of Talbot County	Culloden	Monroe	Marietta
Union	North	Union Co.	Non-MSA	Union Count	N	Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville
Upson	North	Upson Co.	Non-MSA	Upson Count	N	Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee	Martinez
Walker	North	Chattanooga	MSA	Chattanooga	Y	Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph	Maysville
Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccaysville
Ware	South	Ware Co.	Non-MSA	Ware County	N	Rural	Development Authority of the City of Folkston and Charlto	Dahlonega	Lumpkin	Mcdonough
Warren	North	Warren Co.	Non-MSA	Warren Cour	N	Rural	Development Authority of the City of Homeland	Daisy	Evans	Metter
Washington	North	Washington Co.	Non-MSA	Washington C	N	Rural	Development Authority of the City of Jasper	Dallas	Paulding	Midville
Wayne	South	Wayne Co.	Non-MSA	Wayne Coun	N	Rural	Development Authority of the City of Jeffersonville and Twi	Dalton	Whitfield	Milledgeville
Webster	South	Webster Co.	Non-MSA	Webster Cou	N	Rural	Development Authority of the City of Marietta	Damascus	Early	Millen
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N	Rural	Development Authority of the City of Milledgeville and Bald	Danielsville	Madison	Monroe
White	North	White Co.	Non-MSA	White County	N	Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie
Whitfield	North	Dalton	MSA	Dalton, GA H	Y	Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N	Rural	Development Authority of the City of Roswell	Dasher	Lowndes	Nashville
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N	Rural	Development Authority of the City of Vienna	Davisboro	Washington	Newnan
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N	Rural	Development Authority of the Unified Government of Ather	Dawson	Terrell	Ocilla
Worth	South	Albany	MSA	Albany, GA N	Y	Rural	Development Authority of Tift County	Dawsonville	Dawson	Omega
							Development Authority of Union County	De Soto	Sumter	Palmetto
							Development Authority of Vidalia	Dearing	McDuffie	Peachtree Ci
							Development Authority of Walton County	Decatur	DeKalb	Pearson
							Development Authority of Warner Robins	Deenwood	Ware	Pelham
							Development Authority of Warren County	Deepstep	Washington	Pembroke
							Development Authority of Washington County	Demorest	Habersham	Perry
							Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountai
							Development Authority of White County	Dewy Rose	Elbert	Pooler
							Development Authority of Whitfield County	Dexter	Laurens	Powder Sprin
							Development Authority of Wilkinson County	Dillard	Rabun	Preston
							Downtown Athens Development Authority	Dock Junction	Glynn	Quitman
							Downtown Camilla Development Authority	Doerun	Colquitt	Rabun Gap
							Downtown Dalton Development Authority	Donalsonville	Seminole	Reidsville
							Downtown Development Authority for the City of Garden C	Dooling	Dooly	Richland
							Downtown Development Authority for the City of Hahira, G	Doraville	DeKalb	Richmond Hil
							Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon
							Downtown Development Authority for the City of Warner R	Douglasville	Douglas	Ringgold
							Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb	Riverdale

Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta
Downtown Development Authority of Augusta-Richmond C	Dublin	Laurens	Rockmart
Downtown Development Authority of Austell	Dudley	Laurens	Rome
Downtown Development Authority of Avondale Estates	Duluth	Gwinnett	Rossville
Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell
Downtown Development Authority of Baxley	Dutch Island	Chatham	Royston
Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville
Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Spring
Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis
Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah
Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta	Scottdale
Downtown Development Authority of Cordele	East Point	Fulton	Shellman
Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna
Downtown Development Authority of Douglas	Eatonton	Putnam	Soperton
Downtown Development Authority of Fairburn	Edgehill	Glascok	Sparta
Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield
Downtown Development Authority of Forsyth	Elberton	Elbert	St. Marys
Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro
Downtown Development Authority of Hampton	Ellenton	Colquitt	Stockbridge
Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer	Stone Mount
Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow	Summerville
Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro
Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania
Downtown Development Authority of Madison	Ephesus	Heard	Sylvester
Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton
Downtown Development Authority of Millen, Georgia	Eton	Murray	Tennille
Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow	Thomaston
Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville
Downtown Development Authority of Pitts, Georgia	Experiment	Spalding	Thomson
Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton
Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toccoa
Downtown Development Authority of Social Circle	Fairmount	Gordon	Trenton
Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion
Downtown Development Authority of the City of Baconton	Fargo	Clinch	Tucker
Downtown Development Authority of the City of Buford	Fayetteville	Fayette	Union City
Downtown Development Authority of the City of Canton, G	Fitzgerald	Ben Hill	Union Point
Downtown Development Authority of the City of Dallas, Ge	Flemington	Liberty	Valdosta
Downtown Development Authority of the City of Darien	Flovilla	Butts	Vidalia
Downtown Development Authority of the City of Dawson	Flowery Branch	Hall	Vienna
Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica
Downtown Development Authority of the City of Douglasvil	Forest Park	Clayton	Wadley
Downtown Development Authority of the City of Greensbor	Forsyth	Monroe	Warm Spring
Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robi
Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton
Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington
Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross
Downtown Development Authority of the City of Locust Grc	Franklin	Heard	Waynesboro
Downtown Development Authority of the City of Monroe	Franklin Spring	Franklin	West Point
Downtown Development Authority of the City of Morrow, G	Funston	Colquitt	Willacoochee
Downtown Development Authority of the City of Newnan, C	Gainesville	Hall	Williamson
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock
Downtown Development Authority of the City of Richland, C	Gay	Meriwether	Wrens
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris
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	Keyville	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 Estate	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 Dahlonaga	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 Mountain	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	Glascock
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.	Newnan	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, & Wilcox Counties	Oliver	Screven
Joint Development Authority of Bartow County and Pickens County	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, McIntosh, and Wilcox Counties	Omega	Tift
Joint Development Authority of Burke County and City of Waycross	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Heard, and Wilcox Counties	Oxford	Newton
Joint Development Authority of Fannin County, Towns County, and Wilcox County	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephen	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and Wilcox County	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, and Wilcox Counties	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehurst, and Wilcox Counties	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 Authority	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 Authority	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 Nacooch White
The Downtown Development Authority of Bainbridge, Georgia	Savannah Chatham
The Downtown Development Authority of the City of Griffin	Scotland Telfair
The Housing Authority of the City of Americus, GA	Scottdale DeKalb
The Housing Authority of the City of Atlanta, Georgia	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
Thomasston 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, Georgia	Sparks	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock
Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
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	Upton
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallulah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upton
	Thomaston	Upton
	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















