

**Project Narrative**  
Lawson and Montgomery Homes  
Eatonton, Putnam County

**1. Description of Project:**

Lawson and Montgomery Homes, located in Eatonton, Georgia, includes 48 single-story, brick buildings with 114 units and a mix of 1, 2, 3, and 4-bedroom units. The first 50 units were constructed in 1952, with an additional 64 units built in 1964; the two sites are within 0.20 miles of each other. Since the time they were constructed, the units have provided one of the only affordable housing options within the City of Eatonton so the preservation of the asset is critical. The development provides housing for those in the community in the greatest need with more than half of the residents at an income level below 30% AMI; the units have always been and continue to be extremely well occupied with average vacancy of roughly 1% each year. Buildings consist of 2 – 4 units, each unit has direct access and is a single story, and there are no common corridors. The units have been well maintained over the years, but a full scale rehabilitation is needed in order to make sure the units are preserved and viable for many years to come.

A June 1, 2018 closing is planned.

The goal of the re-development is to rehabilitate all units to make them viable for the next 20+ years.

The Eatonton Housing Authority (EHA) owns the project site, including all of land for the new construction component, and will transfer the buildings through a master lease for a term of at least 75 years to LMH Rehabilitation, LLC, the Ownership entity that will undertake the LIHTC transaction. EHA will serve as the managing General Partner of this new entity. Of the 114 units, a total of 18 units (14 1BR and 4 2BR) have a preference for the elderly, while there is no designation for the others. All units are covered by a 20-year Project Based Rental Assistance HAP contract by way of a RAD conversion in 2014. EHA has a waitlist of 44 households (38% of all existing units), showing continued and significant demand for these homes. The RAD rules require HUD to offer, and the owner to accept, the renewal of the HAP at the expiration of its initial 20-year term. The HAP will continue in perpetuity, which guarantees long term affordability at the site.

**2. Description of Area:**

Located just 0.3 miles from downtown Eatonton, this development is within walking distance to many neighborhood amenities including: a grocery store, restaurants and clothing stores. Within two miles of the development, residents have access to health care, parks, big-box retail stores, schools and more. Lake Sinclair and the Oconee River, just 20 miles away, have been expanding their economic base, including the development of new hotels and other recreational services, thereby increasing employment options in the county.

**3. Scope of Work:**

The scope of work includes a modest rehabilitation of all units, including new flooring, modifications to some bathrooms, new appliances and kitchen cabinetry and repairs/ replacements to the roofs and windows as needed. Due to the flooring and bathroom work, the units will be vacated during the rehabilitation process. Although the unit sizes for all units are small in comparison to today's standards, the units continue to be well occupied so the focus of the rehab will be addressing long term maintenance issues and making cosmetic improvements. The combination of rehabilitation will ensure the buildings are viable for many years into the future.

- At the Montgomery site, a new outdoor community gathering space is contemplated, with a pavilion, picnic tables, and grills.
- The current administration and community center will stay at its current location and will be the location from which resident services are offered.
- The property also has a maintenance building.
- The rehab will provide updated kitchens, bathrooms, cabinets, flooring, and in-unit washers and dryers. The facade of the buildings will be improved
- Further, the landscaping throughout will be enhanced while the site will be regraded, as necessary, to improve drainage.

**4. Income Mix & Services:**

- The unit mix will remain the same (28 1BRs, 46 2 BRs, 36 3 BRs, and 4 4BRs).
- The units will be restricted to 60% AMI. When AHP funds are awarded, 69 of the units will be restricted to Very Low Income (50% AMI).
- 18 of the units have preference for seniors (14, 1-br; 4 2-br)
- There are currently 8 households above 60% of AMI. These residents will not be involuntarily displaced but will be provided the option of permanently relocating if they don't wish to go through the temporary relocation process. If residents choose to permanently relocate, their expenses for doing so will be covered. If residents who are over the 60% AMI maximum choose to stay, their unit will rent restricted to meet the scattered-site requirements of Section 42 although the project will no longer be 100% LIHTC. The deferred developer fee will increase to compensate for the loss of eligible basis and reduction of LIHTC equity.
- In partnership with the Putnam County Health Department, on site preventative health screenings and wellness services will be provided to residents.
- The Peoples Bank will provide financial literacy classes at the site.

**5. Project Readiness:**

a. The Eatonton Housing Authority (EHA) has already converted the project's rental assistance from traditional public housing to PBRA under HUD's RAD program, an important contributor to long term financial success. Therefore, there is no time lag to obtain RAD approval or complete the HUD process for this transfer as it has all been completed. Assigning the RAD HAP contract to the newly created ownership entity is a simple process that can be completed during the financing process.

b. The EHA and their related nonprofit completed a competitive RFP process for selecting a development team and has brought in Bear Development as a co-developer/ co-general partner with Lightengale Group (LGG) as their financial consultant. Bear and LGG have completed over 100 affordable housing projects in the past 15 years. As discussed in the experience section, Bear and LGG have worked with over a dozen housing authorities to complete the rehabilitation or new construction of affordable housing.

c. If awarded the 4% low income housing tax credits, the team would be able to close on the financing and begin construction within 180 days of the issuance of the Letter of Determination, with a targeted date of June 1, 2018, and will be completed prior to December 31, 2019.

**6. Team Capacity:**

The project team assembled for the rehabilitation of the Lawson Montgomery Homes is comprised of recognized leaders in the development and construction of affordable housing. Bear Development, LLC (Bear) and its family of companies, which includes Construction Management Associates, Inc. (CMA), has developed a deep expertise in new construction and rehabilitation developments utilizing LIHTC and HUD's RAD program. Bear brings the unique perspective of being an owner, developer, and contractor to each project, and its expertise allows it to provide comprehensive services in joint venture relationships. Over the past five years Bear has been involved in the development of near 1,000 units of affordable housing which includes 18 developments and nearly \$200 million of total development costs.

Bear works very closely with CMA on all of its developments, which allows the development and construction team to work very well together. Bear has also traditionally worked with the lead architect, Excel Engineering, on its HUD and housing authority developments across the county due to Excel's deep understanding of the complex HUD regulations. Bear, CMA and Excel have executed on many similar transactions to this across the country from Wisconsin to Florida and has demonstrated its ability to quickly move a project from conception to implementation, as displayed recently on large rehabilitation and new construction efforts in Elgin, IL and Deerfield Beach, FL. Bear's history and experience has established trusted relationships with investors, lenders, sellers, municipal officials, building partners, tenants and homeowners.

Lightengale Group (LGG), a consulting firm, brings a great deal of additional experience with LIHTC and HUD developments. It provides a high quality, personalized approach for each affordable housing project, building long-standing relationships with many of its clients. In business since 1999, LGG has extensive experience in coordinating financing and providing project management services related to the development of affordable, market rate and mixed income housing. LGG has completed over 85 affordable housing transactions in the previous 15 years as a financial consultant to developers and owners. These projects include senior, family, and special needs housing, urban, suburban, and rural projects, as well as projects developed by non-profit developers, non-profit service providers, housing authorities, and for-profit developers. LGG projects have ranged in size from 8 units to 239 units and have utilized Federal sources (HOME, CDBG, NSP, Public Housing Capital funds, HUD loans), private funds (debt, equity, Federal Home Loan Bank), State financing, project-based rental assistance, and equity. A majority of LGG's projects have been operating for many years.

The Eatonton Housing Authority (EHA) has been a HUD-designated high performing housing authority for many years. They developed and have managed both the Lawson Montgomery Homes as well as Hillside Apartments (through their nonprofit subsidiary), a project based Section 8 elderly development, also in Eatonton since those projects' inception

**PART ONE - PROJECT INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

Please note:

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

**DCA Use ONLY - Project Nbr:**

**2017-0**

**May Revision 3**

I. **DCA RESOURCES** LIHTC (auto-filled from later entries) \$  DCA HOME (from Consent Form) \$

II. **TYPE OF APPLICATION** Tax Exempt Bond / 4% credit  **Pre-Application Number** (if applicable) - use format 2017PA-###   
 Have any changes occurred in the project since pre-application?

Was this project previously submitted to the Ga Department of Community Affairs?  If Yes, please provide the information requested below for the previously submitted project:  
 Project Name previously used:  DCA Project Nbr previously assigned   
 Has the Project Team changed?  If No, what was the DCA Qualification Determination for the Team in that review?

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name  Title   
 Address  Direct Line   
 City  Fax   
 State  Zip+4  Cellular   
 Office Phone  Ext.  E-mail   
 (Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

**IV. PROJECT LOCATION**

Project Name  Phased Project?   
 Site Street Address (if known)  DCA Project Nbr of previous phase:   
 Nearest Physical Street Address \*  Scattered Site?  Nbr of Sites   
 Site Geo Coordinates (##.#####) Latitude:  Longitude:  Acreage   
 City  9-digit Zip\*\*  Census Tract Number   
 Site is predominantly located: Within City Limits  County  QCT?  DDA?   
 In USDA Rural Area?  In DCA Rural County?  Overall:  HUD SA:

\* If street number unknown  
 Legislative Districts \*\*  

Congressional	State Senate	State House
<input type="text" value="10"/>	<input type="text" value="25"/>	<input type="text" value="145"/>
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="120"/>

 If on boundary, other district:

**Political Jurisdiction**  
 City  Website   
 Name of Chief Elected Official  Title   
 Address  City   
 Zip+4  Phone  Email

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	<input type="text" value="0"/>	Adaptive Reuse:	<i>Non-historic</i>	<input type="text" value="0"/>	<i>Historic</i>	<input type="text" value="0"/>
Substantial Rehabilitation	<input type="text" value="0"/>	Historic Rehab				<input type="text" value="0"/>
Acquisition/Rehabilitation	<input type="text" value="114"/>	For Acquisition/Rehabilitation, date of original construction:				<input type="text" value="1952 / 1964"/>

**PART ONE - PROJECT INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	114	114
Number of 50% Units	0	0
Number of 60% Units	114	114
Number of Unrestricted (Market) Units	0	
Total Residential Units	114	
Common Space Units	0	
Total Units	114	

**D. Unit Area**

Total Low Income Residential Unit Square Footage	89,632
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	89,632
Total Common Space Unit Square Footage	0
Total Square Footage from Units	89,632

**E. Buildings**

Number of Residential Buildings	46
Number of Non-Residential Buildings	2
Total Number of Buildings	48

Total Common Area Square Footage from Nonresidential areas	2,544
Total Square Footage	92,176

**F. Total Residential Parking Spaces**

171

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

**VI. TENANCY CHARACTERISTICS**

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

Family

If Other, specify: 18 units have senior preference

If combining Other with Family or Sr, show # Units:	Family	96	Elderly	18
	HFOP		Other	

**B. Mobility Impaired**

Nbr of Units Equipped:	6
Roll-In Showers	3

% of Total Units 5.3% Required: 5%

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	3
------------------------	---

% of Units for the Mobility-Impaired 50.0% Required: 40%

% of Total Units 2.6% Required: 2%

**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit  No

**B. HOME:**

CHDO  No

(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

N/A - 4% Bond

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:	Housing Authority of the City of Eatonton				Inducement Date:	December 14, 2017	
Office Street Address	208 Lawson Drive				Applicable QAP:	2017	
City	Eatonton	State	GA	Zip+4	31024-2078	T-E Bond \$ Allocated:	9500000 (not to exceed)
Contact Name	Vonda Gibson	Title	Executive Director		E-mail	eha.eatonton@gmail.com	
10-Digit Office Phone	(706) 485-5361	Direct line	(706) 485-5361	Website			

**PART ONE - PROJECT INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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	This is the only project being submitted for funding by any of the project members.		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	<input style="width: 50px;" type="text" value="No"/>		
Original GHFA/DCA Project Number	<input style="width: 50px;" type="text" value="No"/>		
First Year of Credit Period	<input style="width: 50px;" type="text" value="N/A"/>	First Building ID Nbr in Project	<input style="width: 50px;" type="text" value="GA-"/>
Expiring Tax Credit (15 Year)	<input style="width: 50px;" type="text" value="N/A"/>	Last Building ID Nbr in Project	<input style="width: 50px;" type="text" value="GA-"/>
Date all buildings will complete 15 yr Compliance pd	<input style="width: 50px;" type="text" value="No"/>		
	<input style="width: 50px;" type="text" value="N/A"/>		

**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 Lawson and Montgomery Homes, Eatonton, Putnam County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		<input type="text" value="Yes"/>
Number of Public Housing Units reserved and rented to public housing tenants:		<input type="text" value="0"/> % of Total Residential Units <input type="text" value="0%"/>
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA: <input type="text" value="114"/>	Households on Waiting List: <input type="text" value="49"/> % of Total Residential Units <input type="text" value="100%"/> <input type="text" value="43%"/>
Local PHA	<input type="text" value="Eatonton Housing Authority"/>	
Street Address	<input type="text" value="208 Lawson Drive"/>	
City	<input type="text" value="Eatonton"/>	Zip+4 <input type="text" value="31024-2078"/>
Area Code / Phone	<input type="text" value="(706) 485-5361"/>	Email <input type="text" value="eha.eatonton@gmail.com"/>
Contact	<input type="text" value="Vonda Gibson"/>	
Direct line	<input type="text" value="(706) 485-5361"/>	
Cellular	<input type="text" value="(706) 318-4409"/>	

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

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

**C. Is there a Tenant Ownership Plan?**

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

Total Existing Units	<input type="text" value="114"/>
Number Occupied	<input type="text" value="113"/>
% Existing Occupied	<input type="text" value="99.12%"/>

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

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

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

Acquisition	<input type="text" value="June 1, 2018"/>
Rehab	<input type="text" value="October 1, 2019"/>
New Construction	<input type="text" value=""/>

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART ONE - PROJECT INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

The address provided is the Housing Authority/Community Room address--each unit has its own address. The project was public housing that was converted to RAD in 2014. We selected "No" to the Public Housing selection as the project is now governed under the HAP agreement. The RAD specifies that 18 of the units (14 1br and 4 2br units) have a preference for elderly occupants. The project will continue to serve both families and elderly households.

Although scattered site, the project will qualify as a single LIHTC project as all units are rent restricted. There are 48 buildings--46 residential and 2 non-residential. The two, non-residential buildings are a management office (1404 SF)/community room (540 SF) and a maintenance building (600 SF).

In addition to the 99 off-street residential parking spaces and 14 spaces at the office/community room, there is parking in front of the units, meeting the requirement of 171 spaces.

Because of the AHP funds, 60% of the units will be set aside for families earning up to 50% of AMI for a term of 15 years.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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)

LMH Rehabilitation, LLC				Name of Principal		Vonda Gibson	
208 Lawson Dr.				Title of Principal		Agent	
Eatonton		Fed Tax ID: To be obtained		Direct line		(706) 485-5361	
GA	Zip+4	31024-2078	Org Type:	For Profit	Cellular		(706) 318-4409
(706) 485-5361		E-mail		eha.eatonton@gmail.com			

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

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

Eatonton Housing Authority (to be 51% Member of LMH Manager, LLC)				Name of Principal		Vonda Gibson	
208 Lawson Dr.				Title of Principal		Executive Director	
Eatonton		Website		Direct line		(706) 485-5361	
GA	Zip+4	31024-2078	Cellular		(706) 318-4409		
(706) 485-5361		E-mail		eha.eatonton@gmail.com			

**b. Other General Partner**

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

Bear Development, LLC (to be 49% Member of LMH Manager, LLC)				Name of Principal		Adam Templer	
4011 80th Street				Title of Principal		Vice President	
Kenosha		Website		Direct line		(608) 230-6206	
WI	Zip+4	53142-4955	Cellular		(312) 405-3277		
(262) 842-0456		E-mail		adam@beardevelopment.com			

**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.

US Bank CDC				Name of Principal		Beth Stohr	
1307 Washington Ave., Suite 300				Title of Principal		President/LIHTC Director	
St. Louis		Website		Direct line		(314) 335-2626	
MO	Zip+4	63103-1976	Cellular				
(314) 335-2626		E-mail		beth.stohr@usbank.com			

**b. State Limited Partner**

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

US Bank CDC				Name of Principal		Beth Stohr	
1307 Washington Ave., Suite 300				Title of Principal		President/LIHTC Director	
St. Louis		Website		Direct line		(314) 335-2626	
MO	Zip+4	63103-1976	Cellular				
(314) 335-2626		E-mail		beth.stohr@usbank.com			

**3. NONPROFIT SPONSOR**

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

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

Bear Development, LLC				Name of Principal	Adam Templar
4011 80th Street				Title of Principal	Vice President
Kenosha		Website	beardevelopment.com	Direct line	(608) 230-6206
WI		Zip+4	53142-4955	Cellular	(312) 405-3277
(262) 842-0456		E-mail	adam@beardevelopment.com		

**B. CO-DEVELOPER 1**

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

Eatonton Housing Authority				Name of Principal	Vonda Gibson
208 Lawson Dr.				Title of Principal	Executive Director
Eatonton		Website		Direct line	(706) 485-5361
GA		Zip+4	31024-2078	Cellular	(706) 318-4409
(706) 485-5361		E-mail	eha.eatonton@gmail.com		

**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.

Lightengale Group				Name of Principal	Debbie Schwartz
140 South Dearborn St, Suite 1500A				Title of Principal	Senior Project Manager
Chicago		Website	lightengalegroup.com	Direct line	(312) 999-9461
IL		Zip+4	60603-5201	Cellular	(773) 213-4159
(312) 920-1500		E-mail	debbie@lightengalegroup.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.

Construction Management Associates				Name of Principal	Jonah Hetland
4015 80th Street, Suite F				Title of Principal	Chief Operating Officer
Kenosha		Website	www.cmaofwi.com	Direct line	(262) 942-3500
WI		Zip+4	53142-4936	Cellular	(262) 818-8114
(262) 942-3500		E-mail	jonah@cmaofwi.com		

**C. MANAGEMENT COMPANY**

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

Eatonton Housing Authority				Name of Principal	Vonda Gibson
208 Lawson Dr.				Title of Principal	Executive Director
Eatonton		Website		Direct line	(706) 485-5361
GA		Zip+4	31024-2078	Cellular	(706) 318-4409
(706) 485-5361		E-mail	eha.eatonton@gmail.com		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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<b>D. ATTORNEY</b>		Applegate & Thome-Thomsen		Name of Principal	Warren P. Wenzloff
Office Street Address	440 S. LaSalle Street, Suite 1900			Title of Principal	Attorney-at-Law
City	Chicago	Website	www.att-law.com	Direct line	(312) 491-3321
State	IL	Zip+4	60605-5010	Cellular	
10-Digit Office Phone / Ext.	(312) 491-3321	E-mail	wwenzloff@att-law.com		

<b>E. ACCOUNTANT</b>		Dauby O'Connor & Zaleski, LLC (DOZ)		Name of Principal	Matt Catlin
Office Street Address	501 Congressional Blvd.			Title of Principal	Audit Manager
City	Carmel	Website	www.doz.net	Direct line	(317) 819-6134
State	IN	Zip+4	46032-5612	Cellular	
10-Digit Office Phone / Ext.	(317) 848-5700	E-mail	mcatlin@doz.net		

<b>F. ARCHITECT</b>		Excel Engineering		Name of Principal	Jonathan Brinkley
Office Street Address	100 Camelot Dr.			Title of Principal	Project Manager
City	Fond du Lac	Website	www.excelengineer.com	Direct line	(920) 322-1708
State	WI	Zip+4	54935-8333	Cellular	
10-Digit Office Phone / Ext.	(920) 926-9800	E-mail	Jonathan.b@excelengineer.com		

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

<b>A. LAND SELLER</b> (If applicable)		Principal	Vonda Gibson	10-Digit Phone / Ext.	(706) 485-5361
Office Street Address	Eatonton Housing Authority		208 Lawson Dr.	City	Eatonton
State	GA	Zip+4	31024-2078	E-mail	eha.eatonton@gmail.com

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Construction Management Associates, the General Contractor, is an affiliate of Bear Development.
2. Buyer and Seller of Land/Property?	Yes	Eatonton Housing Authority owns the land and will have a 0.51% general partner interest in the LIHTC Owner entity.
3. Owner and Contractor?	Yes	An affiliate of Bear Development will be the 49% general partner and an affiliate of Bear is the general contractor.
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	No	Eatonton Housing Authority will be the property manager and have a 0.51% general partner interest in the LIHTC Owner entity.

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

**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? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	Nonprofit	0.0051%	No	
Other Genrl Prtnr 1	No	No	For Profit	0.0049%	No	
Other Genrl Prtnr 2	No	No			No	
Federal Ltd Partner	No	No	For Profit	99.9900%	No	
State Ltd Partner	No	No	For Profit	NA	No	Same entity syndicating both federal and state credits. State credits will be 100% allocated to state purchaser
NonProfit Sponsor	No	No			No	
Developer	No	No	For Profit		No	Bear has 0.49% ownership, shown in Other General Partner 1 above
Co-Developer 1	No	No	Nonprofit		No	Eatonton Housing Authority has 0.51% ownership, shown in Managing General Partner above
Co-Developer 2	No	No			No	
Owner Consultant	No	No	For Profit		No	
Developer Consultant	No	No			No	
Contractor	No	No	For Profit		No	
Managemen t Company	No	No	Nonprofit		No	
Total				100.0000%		

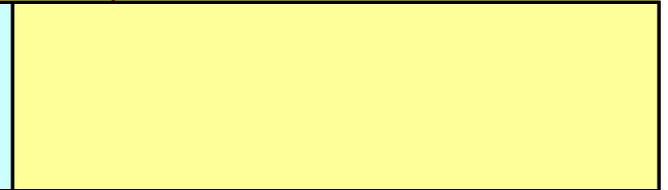
**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

Local counsel, Alexander Royston, LLP, will represent the Housing Authority and will assist with the acquisition and the establishment of the development entities. Hunton & Williams LLP will serve as EHA's Bond Counsel; Applegate & Thorne-Thomsen will be the Developer's counsel and will focus on the financing structure, analyzing the tax, real estate and regulatory issues, assisting with tax, regulatory and real estate diligence review and LIHTC and TE bond compliance. Coleman Talley LLP will serve as Borrower's local counsel.



**PART THREE - SOURCES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
Yes	Tax Exempt Bonds: \$	8,075,000	No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		Yes	FHLB / AHP *	Yes	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	Yes	Non-Federal Seller Note & EHA Loan
	Other HOME - Source	Specify Other HOME Source here				Eatonton HA

\*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	Tax-Exempt -Chase Bank	8,075,000	4.500%	20
Mortgage B	Seller Note (Interest Accrues)	3,480,000	2.880%	18
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees		-		
Federal Housing Credit Equity	US Bank CDC	612,708		
State Housing Credit Equity	US Bank CDC	561,178		
Other Type (specify)	AHP-Loan Eatonton Housing Authority	457,808		
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>13,186,694</b>		
Total Construction Period Costs from Development Budget:		<b>13,186,694</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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)	Tax Exempt Bond - Chase	1,600,000	5.250%	18.5	30	106,023	Amortizing
Mortgage B (Lien Position 2)	Seller Note-Eatonton Housing Authority	3,480,000	2.880%	50	NA	0	Cash Flow
Mortgage C (Lien Position 3)	Loan-Eatonton Housing Authority	718,000	2.880%	50		0	Cash Flow
Other: Lien Position 4	Loan-Eatonton Housing Authority-AHP	750,000	0.000%	30		0	Cash Flow
Foundation or charity funding*							
Deferred Devlpr Fee 23.61%	Bear Development LLC/Eatonton Housing	463,888		30	NA		

Total Cash Flow for Years 1 - 15: 626,499  
 DDF Percent of Cash Flow (Yrs 1-15) 74.045% 74.045%  
 Cash flow covers DDF P&I? **Yes**

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	US Bank CDC	4,995,697					
State Housing Credit Equity	US Bank CDC	3,885,931					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:							
Other:							
Other:							

Equity Check	+ / -	TC Equity % of TDC
4,996,201	-504.17	31%
3,885,934	-3.25	24%
		56%

Total Permanent Financing:	<b>15,893,516</b>
Total Development Costs from Development Budget:	<b>15,893,516</b>
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**

The FHLB AHP loan will be granted to the Eatonton Housing Authority, and then loaned to the LIHTC owner entity, so is reflected as a mortgage.  
 A portion of the FHLB AHP will be used for development costs this proforma classifies as non-construction so the entire amount is reflected in the permanent sources.  
 The permanent loan rate will float and will reset every 30 days at 250 basis points in excess of the 30 day LIBOR rate. The current indicative rate is 4.08%, and 5.250% is used in the budget to allow for rate fluctuations.

**PART FOUR - USES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**I. DEVELOPMENT BUDGET**

				<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>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				9,000			9,000		
Market Study				9,000			9,000		
Environmental Report(s)				34,575			34,575		
Soil Borings							-		
Boundary and Topographical Survey				27,500			27,500		
Zoning/Site Plan Fees				-			-		
Other: Physical Needs Assessment				7,200			7,200		
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>	-	-	87,275	-	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				510,000				510,000	
Site Demolition									
Acquisition Legal Fees (if existing structures)				5,000		5,000			
Existing Structures				4,570,000		4,570,000			
				<b>Subtotal</b>		4,575,000		510,000	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	0					-		
Site Construction (Off-site)				-					
				<b>Subtotal</b>	-	-	-	-	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction									
Residential Structures - Rehab				5,292,281			5,292,281		
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	-	-	5,292,281	-	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>							
	6.000%	317,537	6.000%	317,537			317,537		
Builder Overhead	2.000%	105,846	2.000%	105,846			105,846		
General Requirements*	6.000%	317,537	6.000%	317,537			317,537		
*See QAP: General Requirements policy	<b>14.000%</b>	<b>740,919</b>							
				<b>Subtotal</b>	-	-	740,919	-	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other:									
<b>Total Construction Hard Costs</b>				<b>6,033,200.34</b>					
<b>Average TCHC:</b>					52,922.81 per Res'l unit	52,922.81 per unit	65.45 per total sq ft		
					67.31 per Res'l unit SF	67.31 per unit sq ft			
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency	7.00%			422,324			422,324		

**PART FOUR - USES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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	64,750			64,750	
Bridge Loan Interest	290,000			232,000	58,000
Construction Loan Fee	16,000			-	16,000
Construction Loan Interest				-	
Construction Legal Fees				-	
Construction Period Inspection Fees	16,500			16,500	
Construction Period Real Estate Tax	-			-	
Construction Insurance	50,000			50,000	
Title and Recording Fees	45,000			45,000	
Payment and Performance bonds	45,000			45,000	
Other: <u>Owner-paid Builder's Risk insurance during construction period</u>	36,750			36,750	
Other: <u>&lt;&lt; Enter description here; provide detail &amp; justification in tab Part IV-b &gt;&gt;</u>					
<b>Subtotal</b>	<b>564,000</b>	<b>-</b>	<b>-</b>	<b>490,000</b>	<b>74,000</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	102,500			102,500	
Architectural Fee - Supervision	45,000			45,000	
Green Building Consultant Fee <span style="float:right">Max: 20,000</span>	15,000			15,000	
Green Building Program Certification Fee (LEED or Earthcraft)	-			-	
Accessibility Inspections and Plan Review	15,000			15,000	
Construction Materials Testing	7,500			7,500	
Engineering				-	
Real Estate Attorney	110,000			78,750	31,250
Accounting	10,000				10,000
As-Built Survey	20,000			20,000	
Other: <u>Architect: Reimbursables</u>	18,000			18,000	
<b>Subtotal</b>	<b>343,000</b>	<b>-</b>	<b>-</b>	<b>301,750</b>	<b>41,250</b>
<b>LOCAL GOVERNMENT FEES</b> <span style="float:right">Avg per unit: 658</span>					
Building Permits	75,000			75,000	
Impact Fees	-				
Water Tap Fees <span style="float:right">waived? <input type="text" value="No"/></span>	-				
Sewer Tap Fees <span style="float:right">waived? <input type="text" value="No"/></span>	-				
<b>Subtotal</b>	<b>75,000</b>	<b>-</b>	<b>-</b>	<b>75,000</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees	16,000				16,000
Permanent Loan Legal Fees	55,000				55,000
Title and Recording Fees					-
Bond Issuance Premium	118,500				118,500
Cost of Issuance / Underwriter's Discount	127,331				127,331
Other: <u>Chase appraisal and Plan and Cost review</u>	10,250				10,250
<b>Subtotal</b>	<b>327,081</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>327,081</b>

**PART FOUR - USES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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)		5,000				5,000
DCA Waiver and Pre-approval Fees		2,500				2,500
LIHTC Allocation Processing Fee	44,411	44,411				44,411
LIHTC Compliance Monitoring Fee	91,200	91,200				91,200
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)		-				-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: NHTF Application Fee		750				750
Other: DCA Bond Application Fee		250				250
	<b>Subtotal</b>	<b>147,111</b>				<b>147,111</b>
		<b>EQUITY COSTS</b>				
<b>EQUITY COSTS</b>						
Partnership Organization Fees		5,000				5,000
Tax Credit Legal Opinion		5,000				5,000
Syndicator Legal Fees		-				-
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>10,000</b>				<b>10,000</b>
		<b>DEVELOPER'S FEE</b>				
<b>DEVELOPER'S FEE</b>						
Developer's Overhead	39.848%	783,058		39,153	743,905	
Consultant's Fee	11.450%	225,000		11,250	213,750	
Guarantor Fees	0.000%					
Developer's Profit	48.703%	957,070		47,854	909,217	
	<b>Subtotal</b>	<b>1,965,128</b>	-	<b>98,256</b>	<b>1,866,872</b>	-
		<b>START-UP AND RESERVES</b>				
<b>START-UP AND RESERVES</b>						
Marketing		-				
Rent-Up Reserves	125,825	-				
Operating Deficit Reserve:	304,661	326,378				326,378
Replacement Reserve		240,000				240,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 0					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>566,378</b>	-	-	-	<b>566,378</b>
		<b>OTHER COSTS</b>				
<b>OTHER COSTS</b>						
Relocation		268,020			268,020	
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	<b>268,020</b>	-	-	<b>268,020</b>	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>15,893,516</b>	-	<b>4,673,256</b>	<b>9,544,441</b>	<b>1,675,819</b>
<b>Average TDC Per:</b>	<i>Unit:</i>	139,416.81	<i>Square Foot:</i>	172.43		

**PART FOUR - USES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

**Subtractions From Eligible 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>

New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
0		0
0		0
0		0
0		0
0		0
0		0
0		0
<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	0	4,673,256	9,544,441
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	0	4,673,256	9,544,441
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT		130.00%
Adjusted Eligible Basis	0	4,673,256	12,407,773
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	0	4,673,256	12,407,773
Multiply Qualified Basis by Applicable Credit Percentage		3.25%	3.25%
Maximum Tax Credit Amount	0	151,881	403,253
<b>Total Basis Method Tax Credit Calculation</b>		<b>555,133</b>	

Type: DDA/QCT

**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

21,038,332	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig	No
15,893,516					
6,548,000					
9,345,516					
/ 10					
934,552		Federal	0.9000	+	State
1.6000					0.7000
<b>584,095</b>					
<b>555,133</b>					
<b>555,133</b>					
<b>555,133</b>					

**PART FOUR - USES OF FUNDS - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

For acquisition, the price reflects the value of a master lease for a minimum term of 67 years.

The general contractor (CMA) has a great deal of experience with both the rehabilitation of older public housing units as well as the new construction of townhome style units. To arrive at the construction cost estimates, prior and current developments were reviewed that are comparable to this development. CMA's estimating team created a detailed construction budget which were informed also on an RSMeans analysis of material and installation costs for the Eatonton area. The net result is the hard costs per unit of rehabilitation is \$46,000 (excluding GC fees, permits, contingency). In addition to this, CMA scoped \$35,000 for the pavilion/grilling area .

Water and Sewer Tap fees are not anticipated, as this is 100% rehabilitation.

Because this property is fully leased with a waiting list of 49 households, a rent up reserve is not included in the budget. The Replacement Reserve amount meets DCA requirements of \$350/unit for a rehab, while the operating deficit is also based on investor requirements, including 6 months of all operating expenses, including replacement reserve funding.

The calculated developer fee is allocated approximately 45% to overhead (including payments to the Eatonton Housing Authority) and 55% to profit.

**PART FOUR (b) - OTHER COSTS - 2017-0 - Lawson and Montgomery Homes - Eatonton - Putnam, County**

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

**DEVELOPMENT COST SCHEDULE**

Section Name

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

Physical Needs Assessment

Physical Needs Assessment required for Rehabilitation

As a professional report required for the rehabilitation, the PNA is basis eligible, similar to the Phase I.

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

0

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

Owner-paid Builder's Risk insurance during construction period

This is a cost carried by the owner during the construction period and is not a GC cost. Builder's risk is also an Owner's cost and not a GC cost.

Eligible construction period cost

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

Architect: Reimbursables

The architect will have reimbursable expenses for the project that are in addition to the amount of the contract.

Eligible construction period costs

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

Chase appraisal and Plan and Cost review

As part of its due diligence, Chase will perform its own appraisal and perform a cost and plan review. These charges are not in basis and are reimbursable to Chase.

Total Cost

**DCA-RELATED COSTS**

NHTF Application Fee

A fee of \$750 was required for the NHTF application, submitted in March 2017.

Total Cost

DCA Bond Application Fee

This fee is for the Bond Application.

Total Cost

**EQUITY COSTS**

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

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

[Empty description box for Start-up and Reserves]

[Empty justification box for Start-up and Reserves]

Total Cost  Total Basis

**OTHER COSTS**

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

[Empty description box for Other Costs]

[Empty justification box for Other Costs]

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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	Eatonton Housing Authority / HUD		
Date of Utility Allowances	Effective 09/01/2017	Structure	1-Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric	X			71	101	139	138
Cooking	Electric	X						
Hot Water	Electric	X						
Air Conditioning	Electric	X						
Range/Microwave	Electric	X						
Refrigerator	Electric	X						
Other Electric	Electric	X						
Water & Sewer	Submetered*? <input type="checkbox"/> No		X					
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				<b>0</b>	<b>71</b>	<b>101</b>	<b>139</b>	<b>138</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances			
Date of Utility Allowances		Structure	1-Story

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>							
Cooking	<<Select Fuel >>							
Hot Water	<<Select Fuel >>							
Air Conditioning	Electric							
Range/Microwave	Electric							
Refrigerator	Electric							
Other Electric	Electric							
Water & Sewer	Submetered*? <input type="checkbox"/> <Select>							
Refuse Collection								
<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 Utility Allowance schedule, provided by the Eatonton Housing Authority and approved by HUD, provides a total cost per unit type based on the typical usage rate by tenants. On an annual basis, EHA reviews the usage and UA's are adjusted accordingly. Each unit receives one electric bill monthly.

**DCA COMMENTS**





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

Historic  
Historic  
Historic  
Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	28	46	36	4	114
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

**Unit Square Footage:**

Low Income 60% AMI  
50% AMI  
Total  
  
Unrestricted  
Total Residential  
Common Space  
Total

0	16,744	34,500	34,020	4,368	89,632
0	0	0	0	0	0
0	16,744	34,500	34,020	4,368	89,632
0	0	0	0	0	0
0	16,744	34,500	34,020	4,368	89,632
0	0	0	0	0	0
0	16,744	34,500	34,020	4,368	89,632

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

**Ancillary Income**

10,000

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

1.31%

**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	109,781
Maintenance Salaries & Benefits	87,661
Support Services Salaries & Benefits	
EHA Asset Management Fee-2% of EGI	14,420
<b>Subtotal</b>	<b>211,862</b>

**On-Site Office Costs**

Office Supplies & Postage	3,500
Telephone	5,000
Travel	1,000
Leased Furniture / Equipment	3,750
Activities Supplies / Overhead Cost	1,000
Computers and Software	4,000
<b>Subtotal</b>	<b>18,250</b>

**Maintenance Expenses**

Contracted Repairs	10,000
General Repairs	12,000
Grounds Maintenance	14,040
Extermination	4,500
Maintenance Supplies	24,000
Elevator Maintenance	
Redecorating	2,500
Other (describe here)	
<b>Subtotal</b>	<b>67,040</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	9,136
<b>Subtotal</b>	<b>9,136</b>

**Professional Services**

Legal	2,000
Accounting	11,500
Advertising	3,000
Other (describe here)	
<b>Subtotal</b>	<b>16,500</b>

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

Electricity	12	16,500
Natural Gas	0	
Water&Swr	51	70,000
Trash Collection		15,750
Other (describe here)		
<b>Subtotal</b>		<b>102,250</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	0
Insurance**	35,000
Other (describe here)	
<b>Subtotal</b>	<b>35,000</b>

**Management Fee:**

	43,260
408.04	Average per unit per year
34.00	Average per unit per month

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

**TOTAL OPERATING EXPENSES** 503,298

Average per unit 4,414.89  
 Total OE Required 342,000

**Replacement Reserve (RR)** 43,434

Proposed average RR/unit amount: 381

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
<b>Multifamily</b>		
Rehab	114 units x \$350 =	39,900
New Constr	0 units x \$250 =	0
<b>SF or Duplex</b>		
SF or Duplex	0 units x \$420 =	0
<b>Historic Rbh</b>		
Historic Rbh	0 units x \$420 =	0
<b>Totals</b>	<b>114</b>	<b>39,900</b>

**TOTAL ANNUAL EXPENSES** 546,732

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

-- 60% of the units (69) will be affordable to 50% AMI for a term of 15 years due to the FHLB award. Rents reflect the existing HAP contract. The Contract began on September 1, 2014 and has an initial term of 20 years. Because this was a RAD conversion, the HAP contract must be renewed.  
 --"Other Income" is for charges to tenants for repairs/damages.

\* Under Georgia laws creating the housing authority, it is exempt from property taxes and special assessments. This exemption applies even when the Authority is part of a "private enterprise agreement" so long as the Authority participates in the ownership. The development plan involving the general partnership would satisfy the private enterprise agreement, and therefore, the property would maintain the tax exempt status.

\*\* In the 2017 audit, insurance totalled \$33,466. The budgeted amount allows for a modest increase.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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:	-1.04%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	765,264	780,569	796,181	812,104	828,346	844,913	861,812	879,048	896,629	914,561
Ancillary Income	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Vacancy	(54,268)	(55,354)	(56,461)	(57,590)	(58,742)	(59,917)	(61,115)	(62,337)	(63,584)	(64,856)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(460,038)	(473,839)	(488,054)	(502,696)	(517,777)	(533,310)	(549,309)	(565,789)	(582,762)	(600,245)
Property Mgmt	(43,260)	(44,125)	(45,007)	(45,908)	(46,826)	(47,762)	(48,717)	(49,692)	(50,686)	(51,699)
Reserves	(43,434)	(44,737)	(46,079)	(47,462)	(48,885)	(50,352)	(51,862)	(53,418)	(55,021)	(56,672)
NOI	174,264	172,714	170,983	169,061	166,941	164,613	162,069	159,298	156,292	153,041
Mortgage A	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(7,500)	(7,725)	(7,957)	(8,195)	(8,441)	(8,695)	(8,955)	(9,224)	(9,501)	(9,786)
Cash Flow	60,741	58,966	57,004	54,842	52,476	49,896	47,091	44,051	40,768	37,232
DCR Mortgage A	1.64	1.63	1.61	1.59	1.57	1.55	1.53	1.50	1.47	1.44
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.64	1.63	1.61	1.59	1.57	1.55	1.53	1.50	1.47	1.44
Oper Exp Coverage Ratio	1.32	1.31	1.30	1.28	1.27	1.26	1.25	1.24	1.23	1.22
Mortgage A Balance	1,577,439	1,553,665	1,528,612	1,502,212	1,474,392	1,445,076	1,414,183	1,381,629	1,347,324	1,311,174
Mortgage B Balance	3,581,558	3,686,079	3,793,651	3,904,362	4,018,303	4,135,570	4,256,260	4,380,471	4,508,307	4,639,874
Mortgage C Balance	738,954	760,519	782,713	805,555	829,064	853,258	878,159	903,787	930,162	957,307
Other Source Balance	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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:	-1.04%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	932,853	951,510	970,540	989,951	1,009,750	1,029,945	1,050,543	1,071,554	1,092,985	1,114,845
Ancillary Income	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
Vacancy	(66,153)	(67,476)	(68,826)	(70,202)	(71,606)	(73,038)	(74,499)	(75,989)	(77,509)	(79,059)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(618,253)	(636,800)	(655,904)	(675,581)	(695,849)	(716,724)	(738,226)	(760,373)	(783,184)	(806,679)
Property Mgmt	(52,733)	(53,788)	(54,864)	(55,961)	(57,080)	(58,222)	(59,386)	(60,574)	(61,786)	(63,021)
Reserves	(58,372)	(60,123)	(61,926)	(63,784)	(65,698)	(67,669)	(69,699)	(71,790)	(73,943)	(76,162)
NOI	149,532	145,756	141,702	137,358	132,712	127,750	122,462	116,831	110,846	104,492
Mortgage A	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(10,079)	(10,382)	(10,693)	(11,014)	(11,344)					
Cash Flow	33,430	29,352	24,986	20,321	15,344	21,727	16,439	10,808	4,823	(1,531)
DCR Mortgage A	1.41	1.37	1.34	1.30	1.25	1.20	1.16	1.10	1.05	0.99
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.41	1.37	1.34	1.30	1.25	1.20	1.16	1.10	1.05	0.99
Oper Exp Coverage Ratio	1.21	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11
Mortgage A Balance	1,273,080	1,232,936	1,190,634	1,146,057	1,099,083	1,049,582	997,418	942,450	884,524	823,484
Mortgage B Balance	4,775,281	4,914,639	5,058,064	5,205,674	5,357,593	5,513,944	5,674,859	5,840,470	6,010,913	6,186,331
Mortgage C Balance	985,245	1,013,997	1,043,589	1,074,044	1,105,388	1,137,647	1,170,847	1,205,016	1,240,183	1,276,375
Other Source Balance	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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:	-1.04%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	1,137,142	1,159,885	1,183,083	1,206,744	1,230,879	1,255,497	1,280,607	1,306,219	1,332,343	1,358,990
Ancillary Income	14,859	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758
Vacancy	(80,640)	(82,253)	(83,898)	(85,576)	(87,287)	(89,033)	(90,814)	(92,630)	(94,483)	(96,372)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(830,880)	(855,806)	(881,480)	(907,925)	(935,163)	(963,217)	(992,114)	(1,021,877)	(1,052,534)	(1,084,110)
Property Mgmt	(64,282)	(65,567)	(66,879)	(68,216)	(69,581)	(70,972)	(72,392)	(73,839)	(75,316)	(76,823)
Reserves	(78,447)	(80,800)	(83,224)	(85,721)	(88,292)	(90,941)	(93,669)	(96,479)	(99,374)	(102,355)
NOI	97,753	90,615	83,061	75,076	66,640	57,739	48,352	38,462	28,047	17,088
Mortgage A	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	-	-	-	-	-	-	-	-	-	-
Cash Flow	(8,270)	(15,408)	(22,962)	(30,947)	(39,383)	(48,284)	(57,671)	(67,561)	(77,976)	(88,935)
DCR Mortgage A	0.92	0.85	0.78	0.71	0.63	0.54	0.46	0.36	0.26	0.16
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	0.92	0.85	0.78	0.71	0.63	0.54	0.46	0.36	0.26	0.16
Oper Exp Coverage Ratio	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance	759,161	691,378	619,950	544,680	465,363	381,779	293,700	200,884	103,076	8
Mortgage B Balance	6,366,868	6,552,674	6,743,902	6,940,711	7,143,263	7,351,726	7,566,273	7,787,082	8,014,334	8,248,218
Mortgage C Balance	1,313,624	1,351,960	1,391,414	1,432,020	1,473,811	1,516,822	1,561,087	1,606,645	1,653,532	1,701,787
Other Source Balance	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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:	-1.04%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	1,386,170	1,413,893	1,442,171	1,471,014	1,500,435
Ancillary Income	18,114	18,476	18,845	19,222	19,607
Vacancy	(98,300)	(100,266)	(102,271)	(104,317)	(106,403)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,116,633)	(1,150,132)	(1,184,636)	(1,220,175)	(1,256,780)
Property Mgmt	(78,359)	(79,926)	(81,525)	(83,155)	(84,818)
Reserves	(105,426)	(108,588)	(111,846)	(115,202)	(118,658)
NOI	5,566	(6,543)	(19,262)	(32,611)	(46,617)
Mortgage A	(106,023)	(106,023)	(106,023)	(106,023)	(106,023)
Mortgage B	(4,840)	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	-	-	-	-	-
Cash Flow	(105,297)	(112,566)	(125,285)	(138,634)	(152,640)
DCR Mortgage A	0.05	(0.06)	(0.18)	(0.31)	(0.44)
DCR Mortgage B	(20.76)				
DCR Mortgage C					
DCR Other Source					
Total DCR	0.05	(0.06)	(0.18)	(0.31)	(0.44)
Oper Exp Coverage Ratio	1.00	1.00	0.99	0.98	0.97
Mortgage A Balance	(108,603)	(223,056)	(343,664)	(470,759)	(604,689)
Mortgage B Balance	8,484,023	8,731,614	8,986,431	9,248,684	9,518,590
Mortgage C Balance	1,751,451	1,802,564	1,855,169	1,909,308	1,965,028
Other Source Balance	750,000	750,000	750,000	750,000	750,000

**PART SEVEN - OPERATING PRO FORMA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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:	-1.04%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

<p>All loans are payable from Cash Flow. Shown in the proforma are the estimated payments based on the projected cash flow .</p> <p>The LP asset management fee is the first priority from cash flow, followed by the deferred developer fee. After the DDF is paid in full, cash flow will repay the Seller Note (taxable note followed by tax exempt note) and then repay the \$718,000 loan from the Housing Authority.</p> <p>The Operating Expense Coverage Ratio is 1.15in each year, meeting DCA requirements.</p>	
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**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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*

This project meets DCA Threshold Criteria its rehabilitation would allow for the preservation of 114 units of affordable housing.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**Applicant Response DCA USE**

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

**2 COST LIMITS**

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

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

New Construction and Acquisition/Rehabilitation				Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)			
Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type		
<b>Detached/Semi-Detached</b>	Efficiency	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0	
	1 BR	1	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0	
	2 BR	2	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0	
	3 BR	3	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0	
	4 BR	4	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0	
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
<b>Row House</b>	Efficiency	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0	
	1 BR	1	144,909 x 28 units = 4,057,452	0	159,399 x 0 units = 0	0	
	2 BR	2	176,506 x 46 units = 8,119,276	0	194,156 x 0 units = 0	0	
	3 BR	3	217,443 x 36 units = 7,827,948	0	239,187 x 0 units = 0	0	
	4 BR	4	258,414 x 4 units = 1,033,656	0	284,255 x 0 units = 0	0	
	<i>Subtotal</i>	<i>114</i>	<i>21,038,332</i>	<i>0</i>	<i>0</i>	<i>0</i>	
<b>Walkup</b>	Efficiency	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0	
	1 BR	1	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0	
	2 BR	2	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0	
	3 BR	3	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0	
	4 BR	4	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0	
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
<b>Elevator</b>	Efficiency	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0	
	1 BR	1	133,769 x 0 units = 0	0	147,145 x 0 units = 0	0	
	2 BR	2	171,988 x 0 units = 0	0	189,186 x 0 units = 0	0	
	3 BR	3	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0	
	4 BR	4	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0	
	<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
<b>Total Per Construction Type</b>		<b>114</b>	<b>21,038,332</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Threshold Justification per Applicant

DCA's Comments:

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**Family**

Pass?

Threshold Justification per Applicant

DCA's Comments:

This project will be 100% affordable; 18 of the units have a priority for seniors.

**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:

**Financial Literacy**  
**Wellness Services**

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

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

C.

Threshold Justification per Applicant

DCA's Comments:

MSA for Cost Limit purposes:

**Valdosta**

Tot Development Costs:

**15,893,516**

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

0

**Project Cost Limit (PCL)**

**21,038,332**

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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. Gill Group	
B. 21-Aug-17	
C. 96.70%	
D. 0.00%	

Project Nbr	Project Name
1	2014-002 Sumter Street Station
2	2016-044 Lakeview Senior Gardens

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*

*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: Gill Group

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

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

*Threshold Justification per Applicant*

Because the land value is provided (\$510,000) and the Market Value of the property is provided (\$5,080,000) the value for the improvements is determined to be \$4,570,000, although it is not explicitly stated.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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. Gill Group - Spectrum

B. Is a Phase II Environmental Report included?

B. No

C. Was a Noise Assessment performed?

C. Yes

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

1) Gill Group - Spectrum

2) 64.98

All decibel levels were calculated to be less than 65 db and, as such, further evaluation of potential noise exposure is not recommended.

D. Is the subject property located in a:

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

D.

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

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

- 1) Lead-based paint? 

No	
----	--
- 2) Noise? 

No	
----	--
- 3) Water leaks? 

No	
----	--
- 4) Lead in water? 

No	
----	--
- 5) Endangered species? 

No	
----	--
- 6) Historic designation? 

No	
----	--
- 7) Vapor intrusion? 

No	
----	--
- 8) Asbestos-containing materials? 

No	
----	--

- 9) Mold? 

Yes	
-----	--
- 10) PCB's? 

No	
----	--
- 11) Radon? 

Yes	
-----	--

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

Removal of Asbestos and Lead Based Paint took place from June 13, 1994 through January 25, 1996. Noise is less than 65 db. One unit had visual indications of mold growth in the bathroom; the maintenance manager was aware of the problem and plans to clean and repaint. 1 radon sample of 41 exceeded the limit of 4.0 (4.1 pCi/L) retesting is recommended prior to abatement.

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

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

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

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

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

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

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

I. List all contiguous Census Tracts:

I. [Empty Box]

J. Is Contract Addendum included in Application?

J. [Empty Box]

*Threshold Justification per Applicant*

Lawson Montgomery is not applying for HOME funds.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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**8 SITE CONTROL**

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

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

*Threshold Justification per Applicant*

*DCA's Comments:*

**9 SITE ACCESS**

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

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

*Threshold Justification per Applicant*

**The site is accessible by existing, paved roads that are owned and maintained by the City of Eatonton.**

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

**This is an existing development which is a legal, conforming use.**

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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

City of Eatonton  
Georgia Power

Pass?

1)	Yes	
2)	Yes	

The buildings at the site utilize Electricity only. Gas is also available at the sites and could be utilized if it was desired; see the enclosed letter from the City of Eatonton in the "Operating Utilities" section.

DCA's Comments:

**12 PUBLIC WATER/SANITARY SEWER/STORM SEWER**

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

Putnam Water & Sewer Authority  
Putnam Water & Sewer Authority

Pass?

A1)	No	
A2)	No	
B1)	Yes	
B2)	Yes	

*Threshold Justification per Applicant*

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) Covered Porch If "Other", explain here  
A3) Washer and dryer in each unit

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

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

Additional Amenities (describe in space provided below)	Guidebook Met?	DCA Pre-approved?
1) Covered Pavilion with picnic and barbeque facilities		
2) Wellness Center		

Additional Amenities (describe below)	Guidebook Met?	DCA Pre-approve
3)		
4)		

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

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

Pass?

A.	No	
A.	Agree	
B.	Agree	

Additional Amenities

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

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

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.	N/A	
1)		
2)		
3a)		
3b)		

*Threshold Justification per Applicant*

Of the 114 units, a total of 18 units (14 1BR and 4 2BR) have a preference for the elderly, while there is no designation for the others.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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**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.	Substantial Gut Rehab	<<Select>>
B.	March 7, 2017	
	Gill Group	
		Yes
C.	Gill Group	Yes
D.		Yes
1)		Yes
2)		Yes
3)		Yes
4)		Yes
E.		Agree

*Threshold Justification per Applicant*

A moderate rehab is planned that will exceed DCA's per unit hard cost minimum requirements of \$25,000.

*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	
	Yes	
B.	Yes	
C.	Yes	
	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 Lawson and Montgomery Homes, Eatonton, Putnam 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?
 

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	6	6	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	3	3	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	3	3	2%

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?

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant

TBD

- 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*

Because the rehabilitation scope does not qualify as a "substantial alteration" and because making the a dwelling unit, common area, facility or other elements accessible would cause an undue financial and administrative burden the project has requested a waiver to not have to provide accessibility features not required by Federal law.

*DCA's Comments:*

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

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

Is there a Waiver Approval Letter From DCA included in this application for this criterion?  
Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

Pass?	
Yes	
Yes	

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

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

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

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

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface
Fiber cement siding or other 40 year warranty product installed on all exterior wall surfaces not already required to be brick

B.	1)	Yes	
	2)	Yes	

**C. Additional Design Options** - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.

- 1) N/A
- 2) N/A

C.	1)		
	2)		

*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):

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

**F. DCA Final Determination**

- E. Certifying GP/Developer
- F. << 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?

Pass?	
A.	Yes
B.	No
C.	Yes

*Threshold Justification per Applicant*

Qualifications were submitted to DCA March 10, 2017 (NHTF) and on August 8, 2017. Notification of determination is pending.
---

*DCA's Comments:*

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**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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 non-profit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G.
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H.
- I. Is 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?	
A.	Yes
B.	No
C.	No
D.	Yes

*Threshold Justification per Applicant*

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?

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

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

1) Number of Over Income Tenants	8		4) Number of Down units	0	
2) Number of Rent Burdened Tenants	0		5) Number of Displaced Tenants	0	
3) Number of Vacancies	2				

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

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

*Threshold Justification per Applicant*

Current residents 30% of their adjusted monthly household income for rent and utilities and will continue to do so after the rehab is complete; there will therefore be no increase in the tenant's monthly payment. The property will be refinanced with Low Income Housing Tax Credits, which have an income limit of 60% of AMI. There are eight (8) households who are over income. Residents will not be involuntarily displaced but will be provided the option of permanently relocating if they do not wish to go through the temporary relocation process. If residents choose to permanently relocate, their expenses for doing so will be covered. If residents who are over the 60% AMI maximum choose to stay, their unit will rent restricted to meet the scattered-site requirements of Section 42, although the project will no longer be 100% LIHTC. The deferred developer fee will increase to compensate for the loss of eligible basis and reduction of LIHTC equity. Residents are expected to be out of their units for no more than 3 weeks.

*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?

**PART EIGHT - THRESHOLD CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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

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

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*Threshold Justification per Applicant*

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*DCA's Comments:*

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**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**REMINDEK: 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>
	<b>0</b>	<b>0</b>
	<b>0</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
	0		0		0
1		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

**REMINER: 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.**

<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: **114**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA
<b>0.00%</b>	<b>0.00%</b>
<b>0.00%</b>	<b>0.00%</b>

**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:

Per Applicant	Per DCA

<b>3</b>	<b>3</b>
<b>2</b>	<b>2</b>
<b>1</b>	<b>1</b>

	Self Score	DCA Score
A.	0	0
1.	0	0
2.	0	0
B.	0	0
1.	0	0
2.	0	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

- A. Desirable Activities** (1 or 2 pts each - see QAP)
- B. Bonus Desirable** (1 pt - see QAP)
- C. Undesirable/Inefficient Site Activities/Characteristics** (1 pt subtracted each)

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

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

Scoring Justification per Applicant

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

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

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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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:

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

<<Enter LEED AP's Name here>>	<<Enter LEED AP 's Company Name here>>
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**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

**Commitments for Building Certification:**

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

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

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

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

**C. Exceptional Sustainable Building Certification**

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

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

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

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

1	D.	0	0
	1.		
	2.		
	3.		

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

**A Census Tract Demographics**

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

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

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

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

2. Less than  below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation:

--	--

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

--	--

**C. Georgia Department of Public Health Stable Communities**

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

Per Applicant	Per DCA
<input type="text" value="&lt;Select&gt;"/>	<input type="text" value="&lt;Select&gt;"/>

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

**D. Mixed-Income Developments in Stable Communities**

Market units:  Total Units:  Mkt Pct of Total:

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

**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? **Yes**      Census Tract Number: **9602.02**      Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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	Score Value	Self Score	DCA Score
<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**

4

2.

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

a) *Public and Private Engagement* Tenancy: **Family**

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

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

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

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
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					
Solution and Who Implements					

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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>
4		
1	1.	

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**Family**

Source

Bank Name

Contact

Direct Line

Account Name

Email

Bank Website

Bank Contact

Direct Line

Contact Email

Description of Use of Funds

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

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

**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

Unrelated Third-Party Type

Improvement Completion Date

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

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

miles

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

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

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

Total Development Costs (TDC):  
15,893,516

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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
---	---	---

**A. Phased Developments**

Competitive Pool chosen:

N/A - 4% Bond

Phased Development?

No

N/A

3		
---	--	--

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	0	0
---	---	---

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

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

3		
2		

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

(choose 1 or 3)

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

(additional point)

3		
1		
2		

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam 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>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**

N/A

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

**13. RURAL PRIORITY**

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

Urban or Rural: **Rural**

<b>2</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.

Unit Total	<b>114</b>
------------	------------

MGP	Entity	Percentage	Name	Role	Address	Percentage	Unit Total
MGP	Eatonton Housing Authority (to be 51	0.0051%	Vonda Gibson	NPSponsor	N/A	0.0000%	0
OGP1	Bear Development, LLC (to be 49%	0.0049%	Adam Templar	Developer	Bear Development, LLC	0.0000%	Adam Templar
OGP2	0	0.0000%	0	Co-Developer 1	Eatonton Housing Authority	0.0000%	Vonda Gibson
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	US Bank CDC	99.9900%	Beth Stohr	Developmt Consult	Lightengale Group	0.0000%	Debbie Schwartz
State LP	US Bank CDC	NA	Beth Stohr				

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	92	20
	2	0
	1	0

**14. DCA COMMUNITY INITIATIVES**

**A. Georgia Initiative for Community Housing (GICH)**

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

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

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: **Eatonton** County: **Putnam** QCT? **Yes** Census Tract #: **9602.02**

Scoring Justification per Applicant

DCA's Comments:

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:

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

**Unmet criterion results in no points!**

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

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

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

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

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

Total Qualifying Sources (TQS):

Total Development Costs (TDC):

Scoring Justification per Applicant

**TQS as a Percent of TDC:**

15,893,516
0.0000%

0.0000%
---------

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

11
114
11
28

<b>3</b>	<b>0</b>	<b>0</b>
2	A. <b>0</b>	<b>0</b>
	1.	
	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
114
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
114
0.00%

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

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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

**TOTALS:**

**19. HEALTHY HOUSING INITIATIVES**

*(choose A or B or C)*

Pre-requisites:

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

Agree or Y/N Agree or Y/N


**A. Preventive Health Screening/Wellness Program for Residents**

3	0	0
a) Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?		
b) The services will be provided at least monthly and be offered at minimal or no cost to the residents?		
c) The preventive health initiative includes wellness and preventive health care education and information for the residents?		

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a)		
b)		
c)		
d)		

**B. Healthy Eating Initiative**

2	0	0
Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?		
1. The community garden and edible landscape will:		
a) Emphasize the importance of local, seasonal, and healthy food?		
b) Have a minimum planting area of at least 400 square feet?		
c) Provide a water source nearby for watering the garden?		
d) Be surrounded on all sides with fence of weatherproof construction?		
e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?		
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?		

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

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

**C. Healthy Activity Initiative**

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

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

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

Length of Trail \_\_\_\_\_ miles

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

2.	
----	--

Scoring Justification per Applicant

DCA's Comments:

**20. QUALITY EDUCATION AREAS**

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

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

--	--

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

Scoring Justification per Applicant

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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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>0</b>
	<b>2</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	Eatonton
Project County	Putnam
HUD SA	Putnam Co.
MSA / Non-MSA	Non-MSA
Urban or Rural	Rural

Scoring Justification per Applicant

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>20</b>	<b>20</b>
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

<b>20</b>
-----------

**PART NINE - SCORING CRITERIA - 2017-0 Lawson and Montgomery Homes, Eatonton, Putnam County**

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**Score  
Value**

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

**TOTALS:**

**92**

<b>20</b>	<b>20</b>
-----------	-----------

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**

Lawson and Montgomery Homes

Eatonton, Putnam 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**

Lawson and Montgomery Homes  
Eatonton, Putnam County

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

Lawson and Montgomery Homes

Eatonton, Putnam County

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



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

Lawson and Montgomery Homes

Eatonton, Putnam 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

Vonda Gibson  
 \_\_\_\_\_  
 Printed Name

Executive Director, Eatonton Housing Authority  
 \_\_\_\_\_  
 Title

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date  
 [SEAL]

**SUMMARY OF DCA UNDERWRITING ASSUMPTIONS**

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

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

HOME 221(d)(3) Unit Subsidy Limits

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

<u>Category</u>	<u>Specification</u>	<u>Scale</u>
<b>Annual Operating Expenses</b>		
Annual Operating Expenses	Urban City of Atlanta	Per Unit
	Other MSA	Per Unit
	Rural MSA	Per Unit
	Non-MSA w/out USDA Financing	Per Unit
	Non-MSA with USDA Financing	Per Unit
Replacement Reserve Pymt	Rehab	Per Unit
	New	Per Unit
	Single Family and Duplex	Per Unit
	Historic Rehab	Per Unit
<b>Development Costs</b>		
Pre-Development Costs	Tax Credit Application Fee	Per Project - For Profit or Joint Venture
	Tax Credit Application Fee	Per Project - Nonprofit

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

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

**Proforma Operating Forecast**

Number of Persons in Family and Percentage Adjustments for Rent Calculations

1	2	3
70%	80%	90%

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

**Setasides**

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

**Pools**

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

**Unit Accessibility**

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

**Assumed Family Size Adjustments**

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

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

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

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

Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sand	Y
Ware	South	Ware Co.	Non-MSA	Ware County	N
Warren	North	Warren Co.	Non-MSA	Warren Coun	N
Washington	North	Washington Co.	Non-MSA	Washington C	N
Wayne	South	Wayne Co.	Non-MSA	Wayne Coun	N
Webster	South	Webster Co.	Non-MSA	Webster Cou	N
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Cou	N
White	North	White Co.	Non-MSA	White County	N
Whitfield	North	Dalton	MSA	Dalton, GA H	Y
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox Count	N
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes Count	N
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Co	N
Worth	South	Albany	MSA	Albany, GA N	Y













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

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

3 BR	4 BR
199,229	199,229

Minimum	Maximum
1,000	0

Maximum is project-specific

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

6,500
5,500

Including community bldgs and common areas.

;

;

(if Contingency and Contractor Svcs)

(if Contingency and Contractor Svcs)

(if Contingency and Contractor Svcs)

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

Applications

and

(including Acquisition Legal Fees)

(Lgl Fees - Existing Structures)

(Lgl Fees - Existing Structures)

(Estimated DF - Bldr profit)

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

Included

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

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

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

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

Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton	Has LIHTC Project
Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Project
Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LIHTC Project
Downtown Development Authority of the City of Locust Grove	Franklin	Heard	Waynesboro	Has LIHTC Project
Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin	West Point	Has LIHTC Project
Downtown Development Authority of the City of Morrow	Funston	Colquitt	Willacoochee	Has LIHTC Project
Downtown Development Authority of the City of Newnan	Gainesville	Hall	Williamson	Has LIHTC Project
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Project
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock	Has LIHTC Project
Downtown Development Authority of the City of Richland	Gay	Meriwether	Wrens	Has LIHTC Project
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville	Has LIHTC Project
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris	Has LIHTC Project
Downtown Development Authority of the City of Roswell	Gibson	Glascok		
Downtown Development Authority of the City of Royston	Gillsville	Hall		
Downtown Development Authority of the City of Senoia	Girard	Burke		
Downtown Development Authority of the City of Smithville	Glennville	Tattnall		
Downtown Development Authority of the City of Tallapoosa	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 Council	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 MainStreet	Hapeville	Fulton		
Emanuel County Development Authority	Haralson	Coweta		
Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
Etowah Area Consolidated Housing Authority	Harlem	Columbia		
Fairburn Housing Authority	Harrison	Washington		
Fall Line Regional Development Authority	Hartwell	Hart		
Fayette County Development Authority	Hawkinsville	Pulaski		
Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis		
Flint Area Consolidated Housing Authority	Helen	White		
Fort Oglethorpe Downtown Development Authority	Helena	Telfair		
Fort Valley Downtown Development Authority	Henderson	Chatham		
Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
Gainesville and Hall County Development Authority	Heron Bay	Henry		
Gainesville Redevelopment Authority	Hiawassee	Towns		
Georgia Bioscience Joint Development Authority	Higgston	Montgomery		
Gibson Housing Authority	Hilltop	Pike		
Glennville Development Authority	Hiltonia	Screven		
Glennville Downtown Development Authority	Hinesville	Liberty		
Gordon County - Floyd County Development Authority	Hiram	Paulding		
Gordon Downtown Development Authority	Hoboken	Brantley		
Grady County Joint Development Authority	Hogansville	Troup		
Greene County Development Authority	Holly Springs	Cherokee		
Griffin-Spalding County Development Authority	Homeland	Charlton		
Habersham County Development Authority	Homer	Banks		
Hapeville Development Authority	Homerville	Clinch		
Hawkinsville Downtown Development Authority	Hoschton	Jackson		
Hawkinsville Housing Authority	Howard	Taylor		
Hazlehurst Downtown Development Authority	Hull	Madison		
Henry County Development Authority	Ideal	Macon		
Hogansville Development Authority	Ila	Madison		
Housing Authority City of Sylvester, GA	Indian Springs	Catoosa		
Housing Authority of City of Carrollton	Iron City	Seminole		
Housing Authority of City of Danielsville	Irondale	Clayton		
Housing Authority of Clayton County	Irwinton	Wilkinson		
Housing Authority of Cobb County	Isle of Hope	Chatham		
Housing Authority of Columbus, Georgia	Ivey	Wilkinson		
Housing Authority of Fulton County	Jackson	Butts		
Housing Authority of Gwinnett County	Jacksonville	Telfair		

Housing Authority of Lee County	Jakin	Early
Housing Authority of Savannah	Jasper	Pickens
Housing Authority of Screven County	Jefferson	Jackson
Housing Authority of the City of Acworth	Jeffersonville	Twiggs
Housing Authority of the City of Adel, Georgia	Jenkinsburg	Butts
Housing Authority of the City of Alamo	Jersey	Walton
Housing Authority of the City of Albany	Jesup	Wayne
Housing Authority of the City of Ashburn	Johns Creek	Fulton
Housing Authority of the City of Athens, Georgia	Jonesboro	Clayton
Housing Authority of the City of Augusta, Georgia	Junction City	Talbot
Housing Authority of the City of Bainbridge	Kennesaw	Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blackshear	Kings Bay Base	Camden
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden
Housing Authority of the City of Buford, Georgia	Kingston	Bartow
Housing Authority of the City of Cairo, Georgia	Kite	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	LaFayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Cedartown, Ga.	Lake Park	Lowndes
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lanier
Housing Authority of the City of Clarkston	Lakeview	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview 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 Dahlonega	Lincoln Park	Upton
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	Glascocock
Housing Authority of the City of Nahunta	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Ocilla, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes
Housing Authority of the City of Ringgold	Moreland	Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royston	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shellman	Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA	Mount Vernon	Montgomery
Housing Authority of the City of Soperton	Mount Zion	Carroll
Housing Authority of the City of Statesboro	Mountain City	Rabun
Housing Authority of the City of Summerville	Mountain Park	Fulton
Housing Authority of the City of Swainsboro	Mountain Park	Fulton
Housing Authority of the City of Sylvania	Nahunta	Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomaston	Naylor	Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens
Housing Authority of the City of Thomson, Georgia	Newborn	Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven
Housing Authority of the City of Toccoa, Ga.	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, & Oliver	Oliver	Screven
Joint Development Authority of Bartow County and Pickens	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mitchell, & Wilcox	Omega	Tift
Joint Development Authority of Burke County and City of Winder	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Heard, & Wilcox	Oxford	Newton
Joint Development Authority of Fannin County, Towns County, & Wilcox	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and Winder	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, & Wilcox	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehurst, & Wilcox	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Cor	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 Nacoochee	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
Thomaston Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Taliaferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Turner-Worth-Cook Joint Development Authority	Shellman	Randolph
Toombs County Development Authority	Shiloh	Harris

Treutlen County Development Authority	Siloam	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, 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	Upson
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upson
	Thomaston	Upson
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyrone	Fayette
	Unadilla	Dooly
	Union City	Fulton
	Union Point	Greene
	Unionville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitfield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vienna	Dooly

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







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