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Competitive Scoring Criteria

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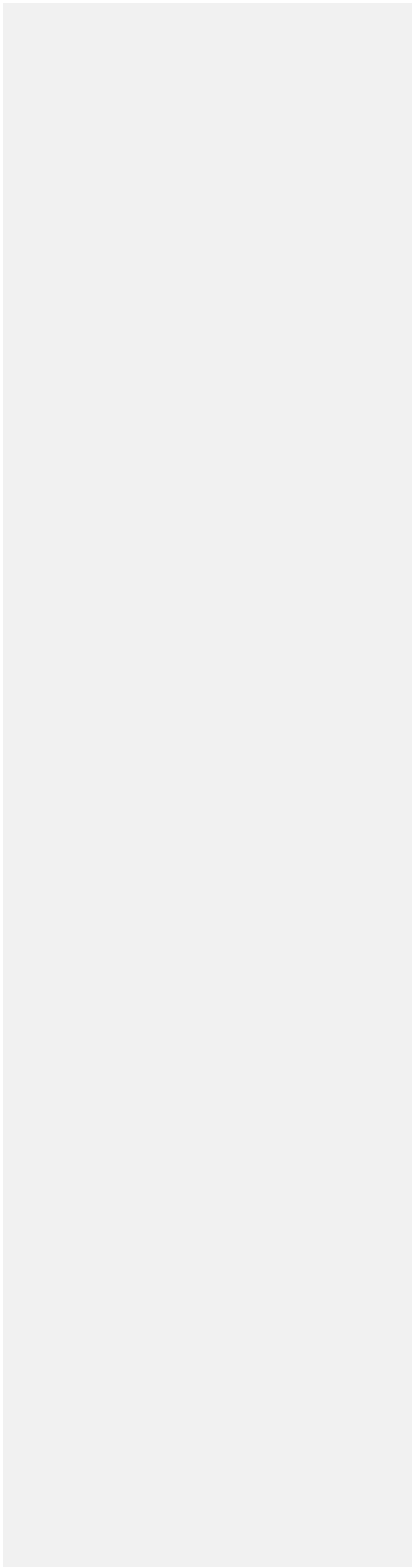
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INTRODUCTION

Documents: Minimum document requirements are listed after each point category. However, Applicants are required to submit all documents at Application Submission which are necessary for DCA to determine that the Application meets the criteria for points regardless of whether they are listed in the minimum document requirements. Additional guidance will be available in the Application Tab checklist. No additional documentation or explanations can be provided after Application Submission.

Applicants must use ~~each~~ comment section in the scoring workbook to fully explain the basis for points claimed in each category.

I. APPLICATION COMPLETENESS / FINANCIAL ADJUSTMENTS / ORGANIZATION
10 Points

~~DCA requires each Applicant to carefully follow all instruction in submitting Application materials. Errors in the Application may result in a Threshold Failure, according to the requirements detailed in Appendix I. Only documents that were in existence prior to Application Submission day may be submitted after Application Submission with the exception of written clarifications requested by DCA.~~

Each Application will be awarded an initial score of ten (10) points in this category. Point deductions to that score will be made for missing, incomplete, or inaccurate documents, financial or other adjustments or unorganized submissions. Application errors that do not result in a Threshold Failure. There is no cap on the total number of points that may be deducted. Therefore, an application may receive a negative point value in this section.

A. A. Missing/Incomplete Documents/Organization

~~Adjustments. Each Submitted Application must meet DCA requirements and policies. It must include all required forms and supporting documentation. One (1) point will be deducted for each of the following:-~~

- ~~1. For each missing or incomplete document, one (1) point will be deducted.~~
- ~~2. Points will be deducted for each document that does not have the correct number of copies, inconsistencies between the Application hard copy and the Application electronic file, or between either and the required organization as set out in the Application Instructions.~~
- ~~3. Documents that are submitted with the Application but must be modified to accurately reflect the structure of the Application will be considered an adjustment and not a missing document. Submitted documents that are not accurate, legible or are incomplete.~~
~~Applications that are not organized as set out in the Tab checklist and the Application instructions)~~
- ~~4.~~

~~Guidelines. Guidelines that will be used by DCA in scoring this section include, but~~

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are not limited to the following:

~~a.1. The application must accurately reflect all supporting documentation as well as any representations made by the Applicant. It is incumbent on the Applicant to verify that all facts concerning the project are accurately represented in the application.~~

~~b.2. Each Application document must be accurate, legible and complete.~~

~~c.3. Only documents that were in existence prior to Application Submission day may be submitted after Application Submission with the exception of written clarifications requested by DCA.~~

~~4. Applications must be complete when submitted. Applicants cannot submit updated applications or new documents after the Application Submission date.~~

~~5. Applications that contain a significant number of missing or incomplete documents will be returned to the Applicant and be deemed a threshold failure.~~

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B. Financial and Other Adjustments

~~1. **Adjustments.**—DCA may correct minor errors in the Application or make minor adjustments (financial or otherwise) to the~~

~~Application during review. The first adjustment will not result in a point deduction. Any additional adjustments will result in a one (1) point deduction. —An additional point will be deducted for each adjustment after the first four.~~

~~1-3 adjustments and/or revisions will result in a one (1) point deduction. An additional point will be deducted for each adjustment after the first three, if the Application:~~

~~a) does not meet DCA requirements and policies~~

~~b) does not contain/contains inaccurate information or representations~~

~~c) does not appear to accurately reflect the project structure based on supporting documentation~~

~~d) does not utilize realistic and reasonable development and operating cost assumptions~~

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Points will be deducted for financial adjustments and revisions as follows:

~~1. **Financial Adjustments made during Threshold Feasibility review.** Examples of financial adjustments include, but are not limited to:~~

~~a. -Incorrectly calculating developer fee~~

~~b. -Additions to line item development cost~~

~~c. Application errors that result in a change in the allowable tax credits, and/or~~

~~d. Failure to include DCA required reserves~~

~~—Documents that are submitted with the Application but must be modified to reflect the structure of the project as submitted in the Applications.~~

~~2.~~

~~1-3 adjustments and/or revisions will result in a one (1) point deduction. An additional point will be deducted for each adjustment after the first three.~~

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Examples of financial adjustments include, but are not limited to: incorrectly calculating developer fee, additions to line item development cost, application errors that result in a change in the allowable tax credits, and/or failure to include DCA required reserves.

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2. Guidelines. Guidelines that will be used by DCA in scoring this section include, but are not limited to the following:

- a) DCA may make minor adjustments to a Core Application to ensure consistency with supporting documents. DCA reserves the right to determine that the Application contains material mistakes and not make financial adjustments under this section.
- b) Total development cost may be increased or decreased by DCA during DCA's review if it is determined that line items are not reasonable, or do not accurately reflect information contained in supporting documents or as a result of the Applicant's response to a clarification request.
- c) Development costs may not be increased by the Applicant during DCA's review.
- d) Minor adjustments in the pro forma made by DCA which result in increases in line items may be allowed, but only the developer fee may be utilized to cover increases in line item development costs.
- e) Credits may be adjusted downward for each adjustment.
- f) Credits will not be increased above the amount requested in the Application.
- g) Applicants may not request that one line item be reduced in order to increase or add another line item during the threshold clarification period.

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3.

Revisions. Revisions that will not be allowed include, but are not limited to:

- a) Unit count and bedroom type.
- b) Rent structure (rents may be adjusted upward or downward by DCA but the number of 50%/60%/market units may will not be adjusted). If rents are adjusted upward, the relevant debt coverage ratio and feasibility analysis must meet DCA's requirements after the adjustment.
- c) Operating expenses proposed by the Applicant will not be decreased to make the project feasible.
- d) New financing sources cannot be added (with the exception of DDF to fund any financing gap).*

*Minor clarification of submitted financing sources may be allowed but will be considered an adjustment.

C. Organization

Points will be deducted if the Application is not organized in the format prescribed by DCA in the QAP, Application Instructions, Tab Checklist and/or a required document is not behind the appropriate tab.

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II. DEEPER TARGETING / RENT AND INCOME RESTRICTIONS 4 Points

A. Deeper Targeting through Rent Restrictions 3 Points

Applications that agree to set gross rents and income limits for at least 15% of the ~~low-income~~total residential units at or below 30% of 50% AMI shall be awarded three points in this category. In order to qualify for these points, tenants must meet the required income restrictions for the property and the tenant portion of the rent must not exceed the 50% rent restriction.

Owners will be required to execute restrictive covenants stipulating the number of very low rent-restricted units to be rented to very-low income households for the term of the Compliance Period or the Period of Affordability (if applicable), whichever is longer.

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

OR

B. Deeper Targeting through new PBRA contracts 4 Points

Applications for new construction that have an award of government-awarded project based rental assistance for ~~a specified number of low-income units at least 30% of total residential units~~ for a minimum of ten (10) years shall be awarded ~~up to~~ four points in this category. ~~Projects selected to participate in the HUD Rental Assistance Demonstration program may be eligible for these points if above criteria are met. In order to qualify for these points,~~

~~Equal to or greater than 30%~~ 4 Points

Percentage of deeper targeted units will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

**III. DESIRABLE, DESIRABLE AND UNDESIRABLE CHARACTERISTICS
Maximum 12 Points**

A. Desirable Activities

~~One (1) point~~Points will be awarded for each desirable activity/characteristic category that is near a proposed site* ~~(up to a maximum of 12 points). One (1) point will be deducted from the total desirable activities score for each undesirable activity/characteristic category that is near a proposed site. The total points awarded will be determined by calculating the sum of the total desirable activity points less the total undesirable activity points. A negative total in this category will be awarded zero (0) points. Applicants will be limited to receiving a maximum of 12 points. However, there is no limit on the number of desirable categories Applicants may submit for DCA's review.~~

*For Multifamily Scattered Site Projects, the Applicant must measure the distances

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~~from the approximate center of perimeter of the ½ mile radius in which the non-contiguous parcels are located. shall serve as the boundary of the proposed site from which the distances for determining the location of the desirable and undesirable activities shall be measured for both non-Rural and Rural sites. All desirable and undesirable activities within the perimeter of the ½ mile radius must also be noted for purposes of claiming points. Each parcel shall be reviewed individually as defined above. The applicant shall calculate the total score (to a maximum allowed points) for each non-contiguous parcel then add the total points obtained and divide by the number of non-contiguous parcels to arrive at the total points for this category. No rounding up, and only whole numbers may be claimed as points.~~

For **Single Family Scattered Site Projects**, the Applicant must measure distances from the approximate center of the neighborhood boundary identified in the Application.

A. Desirable Activities

In order to be eligible for desirable points, the following criteria must be met:

1. Only activities and/or characteristics which are located within a 2.0 mile walking/driving distance from the proposed site will be considered.
2. Each desirable category may only be counted once.
3. Each building/entity will be assigned to only one desirable category.
4. Desirable activities/characteristics are eligible for points according to the following scale:

- National big box ~~discount general merchandise store (i.e.e.g., Wal-Mart, Target and K-Mart)~~ _____ 2 pts
- Hospital (not outpatient centers or emergency care facilities) 2 pts
- Traditional town square which includes an operational anchor institution (e.g. ~~county~~ County courthouse, city hall) and which serves as a hub for both commercial ~~activity~~ activity and community events 2 pts
- Grocery stores (convenience stores not eligible) 2 pts
- ~~→ Located in attendance zone of high performing elementary school (for family tenancy only)* _____ 2 pts~~
- Elementary, middle, or high school 1 pt
- Public Park 1 pt
- Public library 1 pt
- Fire Station or Police Station 1 pt
- Retail/ Clothing/ Department store 1 pt
- Restaurants 1 pt
- Federally insured banking institutions (ATMs are not eligible for points in this ~~category~~ category) 1 pt
- Post Office 1 pt
- Medical facility (i.e. clinic, physician/dental office) 1 pt
- Pharmacy 1 pt

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- Day care services (must be licensed) 1 pt
- Community or Recreational Center (i.e. YMCA, Boys & Girls Club, Senior Community or Multipurpose Facility) 1 pt

~~*(DCA defines a high performance school as one in which each grade level meets or exceeds the average state achievement level, as defined by the Georgia Education Scorecard released by the Governor's Office of Student Achievement. An elementary school attendance zone does not include magnet schools or elementary schools with district wide possibility of enrollment, unless that district has only one elementary school. Documentation for this category includes: School name, local school district contact information, and copy of the school's most recent Georgia Education Scoreboard results (<http://www.gaosa.org/>))~~

5. Desirable characteristics that are under construction may be eligible for points if the construction site is clearly active and the new structures are above ground at the time of Application Submission.

B. Undesirable/Inefficient Site Activities/Characteristics

In determining whether an undesirable activity/characteristic is near a proposed site*, the Application must consider any undesirable activity/characteristic that is located within the radius of one quarter (1/4) mile of the proposed site. One (1) point will be deducted from the maximum 12 Desirable points per activity/characteristic.

*For **Multifamily** Scattered Site Projects, the Applicant must evaluate the ¼ mile radius from each non-contiguous parcel separately.

For **Single Family** Scattered Site Projects, the Applicant must evaluate the ¼ mile radius for each non-contiguous parcel separately.

1. Undesirable/Inefficient Site Activities/Characteristics may include but are not limited to the following:

- a) Developments that propose any new construction activities that place impervious surface including paving, sidewalks, or buildings within 100 feet of any floodplain, wetlands, perennial stream, or intermittent stream (in other words, State Waters that require a buffer according to GA EPD). Exception: stream crossings that that are covered under the USACE's Nationwide Permit.
- b) Inappropriate surrounding property uses (examples include junkyards, dumps, landfills, ~~materials storage areas,~~ ~~commercial livestock operations,~~ ~~uses that generate odor,~~ uses that generate excessive glare from lighting).
- c) Potential ~~or existing environmental~~ existing ~~hazards~~ environmental ~~such hazards~~ as ~~chemicals~~ or ~~chemical~~ heavy ~~or heavy~~ manufacturing activities, industrial development, facilities listed in Federal or State hazardous inventory databases, gas stations with a history of leaking underground storage tanks, auto

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- repair stations and drycleaners with a history of contaminant releases.
- d) Noise that is 72 decibels or more prior to mitigation and barrier adjustments as calculated in the Phase I Environmental Assessment.
 - e) Abandoned houses or buildings, unoccupied, unsecured buildings that depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed sites (abandoned will be determined by the following factors: broken windows, doors, unsecured, lack of maintenance, and/or evidence of loitering; unsecured means open or broken windows and doors).
 - f) Deteriorated housing or buildings where extensive defects are evident from the exterior of the building and depress an area's physical appearance, diminish living conditions and/or safety of the neighborhood and decrease the marketability of the proposed site.
 - g) Topographic, hydrogeologic, or other site characteristics that require extensive mitigation and translate to a less efficient use of resources (examples include extensive noise mitigation costs, steep grade changes that require extensive grading and/or retaining walls, extensive floodplain or wetland areas that render the existing soils unsuitable for required bearing capacity, inefficient use of land/excessive site acreage in relation to the number of units constructed).

~~One (1) point will be deducted per activity/characteristic.~~

~~DCA will review the undesirable activity or establishment's~~ ~~Not all activities or establishments listed will result in a point deduction depending on the~~ proximity to the property and the impact to the resident population in deducting the point. This list is not all inclusive. ~~DCA will determine in its sole and absolute discretion whether or not the undesirable activity will impact the proposed development when completed.~~

2. Exceptions to Undesirable Deductions:

If the Applicant has knowledge at the time of Application that the conditions that make the property undesirable are temporary and that change or mitigation is imminent (i.e. demolition, rehabilitation, etc.), then sufficient evidence of the change must be submitted in the Application.

DCA will consider mitigation to be performed by a third party that will remove the undesirable condition imminent if it scheduled to occur prior to September 1, 20122013. Applicants will need to supplement their application by providing evidence to DCA that the condition has been mitigated by September 1, 20122013 (Applicants will not be notified that this documentation should be submitted prior to the deadline).

If the mitigation will be completed by the Applicant as opposed to a third party, the condition must be mitigated by the placed in service date for the project. Applicants ~~will~~ need to must provide clear documentation that they have the site control and resources to complete the mitigation.

Documentation:

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- a) Desirable/Undesirable Form
- b) A site map indicating the specific locations of each desirable and undesirable activity/characteristics. The map must contain a key stating the type of activities/~~characteristics~~ identified characteristics ~~and identified~~ their and their addresses ~~and~~ must include ~~the~~ following:
 - ~~location~~ Location of site including an indication of major access roads,
 - ~~indication~~ Indication of distances in 1/4 mile increments,
 - ~~indication~~ Indication of any major industrial or commercial development, and
 - ~~all~~ All desirable and undesirable activities/characteristics.
- c) Photographs of the desirable and undesirable ~~activities/~~ and characteristics. All photographs are to be either color originals or color copies. ~~Black and Black~~ white and white photographs are not acceptable.
- d) Documentation from the owner of the site on which the undesirable condition exists or from a third party government source documenting how such change will occur and the time frame.
- e) Documentation that evidences the desirable activity/characteristic that will be located in sites under construction.

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IV. COMMUNITY. COMMUNITY TRANSPORTATION OPTIONS

3 Points

A. Three (3) points will be awarded to applications that propose a site adjacent to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule. DCA will define adjacent for this purpose as within 300 feet of the site's main entrance.

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OR

B. Two (2) points will be awarded to applications that propose a site within standard walking distance (1/4 mile or less) to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule.

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OR

C. One (1) point will be awarded to applications that propose a site in close proximity (1/2 mile or less) to an established public transportation stop along paved roads, sidewalks, established pedestrian walkways or bike trails. The stop must rest along a transit line that follows a fixed route in the local area and daily schedule.

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Documentation:

- a) Map showing the location of the transit stop in relation to the proposed development site.
- b) Documentation from transit authority showing relevant bus route and schedule.

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For Multifamily Scattered Site Projects, each non-contiguous parcel must meet the above criteria.

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For Single Family Scattered Site Projects, no less than 50% of the proposed homes must satisfy the criteria for the point tier claimed.

V. ADAPTIVE REUSE **1 Point**

~~One (1) point will be awarded if the proposed development is an adaptive reuse of an entire existing building and constitutes a significant part of the development as a whole.~~

~~Adaptive reuse is defined as the change in use of a major building or buildings being used for residential use or as a community building. The reuse of only a part of a building (slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages or single family homes) are not eligible for these points. For rehabilitation projects, the reuse of buildings that are already part of the existing multifamily development are not eligible for these points.~~

Documentation:

- ~~a) Documentation on the previous use of the building.~~
- ~~b) Photographs of the building to be reused.~~
- ~~c) Documentation of whether or not the building is occupied.~~
- ~~d) Narrative of how building will be reused.~~

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VI. BROWNFIELD **2 Points**

Two (2) points will be awarded if the proposed development is the redevelopment of a Brownfield site. The definition of a Brownfield site is one where the EPA, Georgia EPD or other environmental regulatory agency has defined the site as a Brownfield site and has determined the applicable guidelines for the cleanup required for residential uses.

Documentation:

- a) Evidence of designation as a Brownfield site.
- b) An opinion letter from an attorney, a PE, or a PG that the property appears to meet the requirements for issuance of an EPD No Further Action or Limitation of Liability letter. The opinion letter must also outline the steps and timeline for obtaining the EPD letter.
- c) Proposed scope of work for cleanup of a site (where applicable).
- d) Detailed budget for clean up (where applicable).
- e) Time-line for clean up must also be submitted (where applicable).

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(DCA will require a copy of the Letter of No Further Action prior to issuance of 8609s.)

VII. SUSTAINABLE DEVELOPMENTS
Points

Maximum 3

Certification of the project's compliance with a sustainable program that is utilized to claim points must be submitted at either the LIHTC final certification or HOME Loan final construction draw, whichever comes last. Failure to demonstrate a good faith effort to complete the certification may result in a finding of non-compliance and limited participation in further rounds. DCA will review proposed scoring sheets to determine that the Applicant has made a good faith effort to obtain the certification.

A. Sustainable Communities Certification 3 Points

Three (3) points will be awarded to projects that seek certification in:

1. ~~EarthCraft~~ EarthCraft Communities program ~~Communities through program~~ Southface through the Energy Southface Institute Energy and Institute the and the Greater Atlanta Home Builder's Association, with the following stipulations:

- a) Site Analysis Packet as defined in ~~EarthCraft~~Earth Craft Communities Guidebook is submitted and reviewed by both DCA and ~~EarthCraft~~Earth Craft Communities administrators at Pre- application.
- b) Projects ~~may not~~**may not** seek points for certification ~~in the~~ **under the "conservation" development form.**
- c) Projects **may not seek points for certification in the** following categories unless it is clearly demonstrated in the application that the cost of the technology justifies the commitment of resources:
 - District heating/cooling,
 - Renewable electric generation, ~~and~~
 - Alternative thermal production.

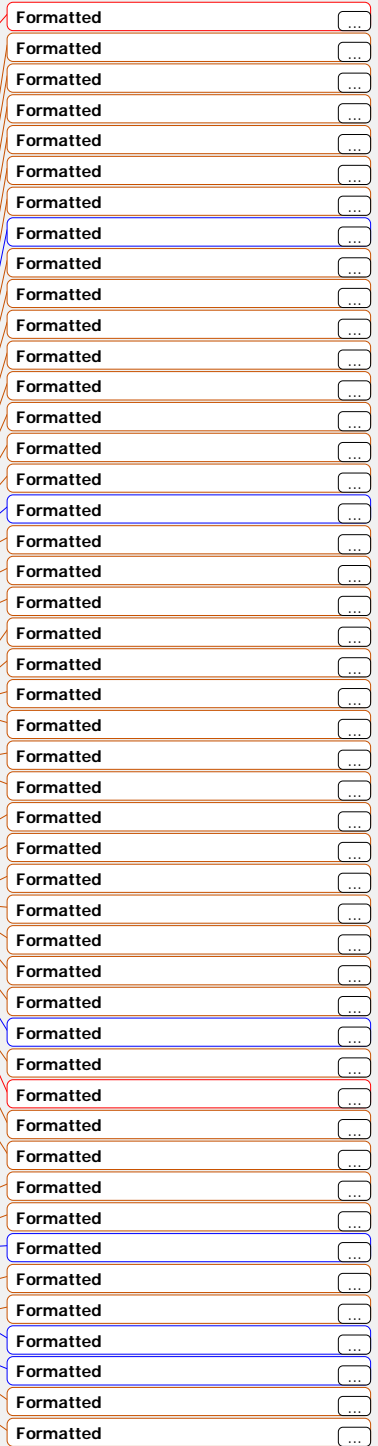
Documentation:

- a) Copy of an executed EarthCraft Communities Memorandum of Participation for the development where the project is located.
- b) If Memorandum of Participation is not signed by the Applicant, then the Applicant must provide a narrative as to how the Memorandum is applicable to the project.
- c) Draft scoring worksheet for the development that includes the minimum score under the program to qualify for the designation and includes the comments from the EarthCraft design review.
- d) Site Analysis Packet (Pre-application).

OR

2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND), with the following stipulations:

- a) Feasibility study prepared by a LEED AP-ND that evaluates the feasibility of the proposed project meeting LEED ND criteria is submitted and reviewed by DCA at Pre-



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Application.

- b) -Project ~~may~~ **not may not** seek points for certification in the following categories unless it is clearly demonstrated in the application that the cost of the technology justifies the commitment of resources:
 - On site Renewable Energy Sources
 - District Heating and Cooling

Documentation:

- a) Draft scoring worksheet for the development that includes the minimum score under the program to qualify for the designation and master site plan for the development.
- b) Documentation of the project's registration in the LEED database.
- c) Feasibility study prepared by a LEED AP ND that evaluates the feasibility of the proposed project meeting LEED ND criteria (Pre-application).

DCA reserves the right to deny points for the following:

- a) Projects that seek EarthCraft Communities or LEED ND designations through the projection of points in categories that require an excessive amount of DCA resources.
- b) ~~Projects that materially change the project concept between Pre-application and~~
~~Application submission.~~
- c) Failure to accurately complete the draft scoring worksheet.

Developments certified under these programs successfully protect and enhance the overall health, natural environment, and quality of life of communities. The program rating systems integrate the principles of smart growth, new urbanism, and green building into a standard for neighborhood design. The programs provide independent, third-party verification that a development's location and design meet accepted high standards for an environmentally responsible, sustainable development.

OR

B. Sustainable Building Certification

2 Points

Two (2) points will ~~be awarded~~ **be awarded to** projects that commit ~~to obtaining~~ **obtaining a sustainable** building certification from one of the following entities:

- ~~1. Southface Energy Institute's and Greater Atlanta Home Builder's Association's Earth~~
- ~~Craft House multifamily (or single family or renovation) certification program.~~
- ~~1. Enterprise Foundation's Green Communities certification program (following Enterprise Green Communities protocol under the guidance of an Enterprise Qualified TA provider).~~
- ~~2.~~

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3. US Green Building Council's LEED for Homes certification program which includes single family detached and multi-family low and mid-rise structures.
4. National Association of Home Builders Research Center's National Green Building Standard certification program, meeting Gold level or higher for single and multifamily buildings, new and renovation
5. ENERGYSTAR Version 3 certification for new single and low rise multifamily buildings

Due to the various revision cycles for each of these programs, the project must comply with the version in effect at the time of the drawings are prepared for permit review. Regardless of program requirements, all projects must meet threshold requirements for Building Sustainability and engage in tenant and building manager education in compliance with the point requirements of the respective programs.

Documentation:

- a) Draft scoring sheet for the development that includes the minimum score under the program to qualify for the designation.
- b) Certificate of Participation in DCA's Green Building for Affordable Housing Training Course completed by a direct employee of the project owner dated 2012 or 2013. DCA may request an explanation of the participant's relationship to the owner.

~~3. US Green Building Council's LEED for Homes certification program which includes single family detached and multi-family low and mid-rise structures.~~

~~4. National Association of Home Builders Research Center's National Green Building Standard certification program, meeting Gold level or higher for single and multifamily buildings, new and renovation~~

~~5. ENERGY SSTAR Version 3 certification for new single and low rise multifamily buildings~~

~~Due to the various revision cycles for each of these programs, the project must comply with the version in effect at the time of the drawings are prepared for permit review. Regardless of program requirements, all projects must meet threshold requirements for Building Sustainability and engage in tenant and building manager education in compliance with the point requirements of the respective programs.~~

Documentation:

- a) ~~Draft scoring sheet for the development that includes the minimum score under the program to qualify for the designation.~~
- b) ~~Certificate of Participation in Southface's DCA's green Green building Building for affordable Affordable housing Housing training Training course Course completed by a direct employee of the project owner dated 2011 or 2012. DCA may request an explanation of the participant's relationship to the owner.~~

VIII. STABLE COMMUNITIES /REDEVELOPMENT/REVITALIZATION

Maximum 6 Points

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DCA promotes developments located in strong and stable communities that have a need for affordable housing and in areas which demonstrate the capacity for community redevelopment, economic growth and revitalization. Applicants may choose points in either Category A or Category B.

A. Stable Communities

4 Points

1. **Four (4)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).

- a) Less than ~~105~~ **105**% below Poverty level (see Income)
- b) Designated Middle or Upper Income level (see Demographics)

~~e) Market study must demonstrate need for affordable housing~~

OR

2. ~~Two (2)~~ **Three (3)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).

- a) Less than ~~2010~~ **2010**% below Poverty level (see Income)
- b) Designated Middle or Upper Income level (see Demographics)

~~e) Market study must demonstrate need for affordable housing~~

OR

Documentation:

~~Each page of FFIEC census demonstrating project meets requirements.~~

3. ~~Two (2)~~ **Two (2)** points will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).

- a) Less than ~~15~~ **15**% below Poverty level (see Income)
- b) Designated Middle or Upper Income level (see Demographics)

OR

4. ~~One (1)~~ **One (1)** point will be awarded to projects that are located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (<http://www.ffiec.gov/census/>).

- a) Less than ~~20~~ **20**% below Poverty level (see Income)
- b) Designated Middle or Upper Income level (see Demographics)

Documentation:

~~Each page of FFIEC census demonstrating project meets requirements.~~

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Competitive Scoring Criteria

OR

B. Community Redevelopment /Revitalization Plans and Strategies

~~1. HOPE VI or Choice Neighborhoods Initiatives~~ 6 Points

~~Six (6) points will be awarded if the proposed project is a phase or component of a PHA-sponsored Community Building Initiative or part of a PHA-sponsored HOPE VI/Choice Neighborhoods revitalization initiative. The Initiative must:~~

- ~~a) Provide affordable units for an extended period of 30 years or more;~~
- ~~b) Be part of a mixed income phased community with a significant market component;~~
- ~~c) Facilitate the de-concentration of poverty; and~~
- ~~d) Provide for community improvements or amenities, which may include but are not limited to new or improved public infrastructure, green space, improved transportation, quality of life enhancements, or other improvements benefiting the community.~~

~~Documentation:~~

- ~~a) A copy of the HOPE VI or Choice Neighborhoods Revitalization Grant Assistance Award (form HUD-1044) which identifies the PHA receiving the HOPE VI or Choice Neighborhood grant and the amount of the grant, and additional documentation reflecting the time limits for use of the HOPE VI or Choice Neighborhoods funds;~~
- ~~b) A letter from the Executive Director of the identified PHA certifying that:
 - ~~the development proposed in the Initial Application is identified in the PHA's HUD approved HOPE VI or Choice Neighborhoods application or Revitalization Plan;~~
 - ~~the housing units are an essential element of that Plan; and~~
 - ~~the Tax Credits for the development proposed in the Initial Application are an essential component of the financing plan for the PHA's HOPE VI or Choice Neighborhoods Program.~~~~
- ~~e) A copy of the HUD approved Revitalization Plan.~~

OR

~~21. Statutory Redevelopment Plans~~ 2 Points

~~Two (2) points will be awarded to a project that is located within an area that has a Redevelopment Plan that has been adopted and formulated by the local Government under O.C.G.A. §36-44 et. seq. or O.C.G.A. §36-61 et. seq. or O.C.G.A. sec.8-4-1 et seq. and that clearly targets the specific neighborhood in which the project is located. [In #](#)~~

~~order to receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.~~

~~Documentation:~~

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- a) Copy of the Plan
- b) Website address where information regarding the plan can be located
- c) Copy of Resolution(s) adopting the Plan according to requirements of statute
- ~~d) Documentation~~ Documentation of Public Hearing and Publication as required by statute
- e) Documentation that Plan is current, ongoing and directly affects the site

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32. Redevelopment Zones

1 Point

One (1) point will be awarded if the proposed development site is located in a QCT/~~DDA~~ ~~or State Enterprise Zone~~ and the development of which contributes to a concerted community revitalization plan or is located in a State Enterprise Zone.

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Documentation:

- a) Copy of the Plan or website address where information regarding the plan can be located
- ~~b)~~ Copy of Resolution adopting the state enterprise zone
- ~~b~~c) Documentation evidencing that the proposed site is located in a QCT/~~DDA~~

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43. Local Redevelopment Plans

1 Point

One (1) point will be awarded if there is an adopted redevelopment plan/community revitalization plan adopted and formulated by the Local Government that clearly targets the specific neighborhood in which the project is located. The Plan must have been adopted on or before January 1, ~~2012~~ 2013. (For the purposes of this category, in Rural counties, a neighborhood may be as large as one county.) In order to receive these points, the documentation must conclusively prove that the Plan is current, ongoing and directly affects the site of the proposed project.

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The Community Redevelopment/Revitalization Plan must include the following:

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- a) A discussion of potential sources of funding for the plan;
- b) A clearly delineated target area that includes the proposed project site;
- c) Detailed policy goals (one of which must be the rehabilitation or production of affordable rental housing);
- d) Implementation measures along with specific time frames for the achievement of such policies and housing activities. The timeframes and implementation measures must be current and ongoing;
- e) The proposed development project must support at least one of the goals of the redevelopment or revitalization plan; and
- ~~f)~~ An assessment of ~~the~~ existing physical structures and infrastructure of the community.

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The following plans are not eligible for points:

- a) Plans formulated by the Owner of the project and submitted to a local government for approval;
- b) Short-term work plans;
- c) Comprehensive plans, consolidated plans, municipal zoning plans or land use plans;
- and
- d) Plans that are outdated and do not reflect the current neighborhood conditions (Plans that are more than four years old will be presumed outdated unless documentation regarding the continued viability of the plan is submitted with the Application).

Documentation:

- a) The DCA Neighborhood Redevelopment Certification Form
- b) Documentation of the process the government used for developing and adopting the plan
- c) Details regarding community input and public hearings held prior to the adoption of the plan must be included in the Application
- d) A copy of the entire plan must be included in the Application
- e) Evidence of adoption
- f) Map of area targeted by plan identifying location of project

VIIIIX. PHASED DEVELOPMENTS / PREVIOUS PROJECTS
3 Points

A. Phased Developments **3 Points**

~~Three (3) points will be awarded if 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 3 funding rounds and at least one phase has commenced construction per that allocation. Documentation of the Master plan, site control and total project concept must be submitted in the application. Projects that DCA determines are adjacent (as opposed to being Phased Developments) are not eligible for points. DCA will look to the underlying project concept to determine whether the community was originally designed as one development with different phases. Only one phase of a project can receive points during a funding round. In determining whether a project is a phased development, DCA will require that site control over the total site be in place when the initial phase is closed.~~

OR

B. Previous Projects

3 Points

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~~1A. Three (3) points will be awarded if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded within the last five (5) DCA funding cycles.~~

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~~1B. Two (2) points will be awarded if the proposed development site is within the boundaries of a Local Government in which a 9% Credit, 4% Credit and/or HOME project has not been awarded within the last four (4) DCA funding cycles.~~

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~~If the proposed project is a Phased Development in which one or more phases received an allocation of 9% tax credits within the past 3 funding rounds and at least one phase has commenced construction per that allocation, then the previous phase(s) will not be counted as a previous project. "Phased Development" means one Tax Credit project that will be developed in several adjacent phases with different allocations of Credits under common planning documents. The common planning document(s) may include parks and green space. Each phase of the property should have common ownership entities. In order to be considered a "Phased Development", there must be some form of site control in place at the time the initial phase was commenced.~~

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~~Documentation of the Master plan, site control and total project concept must be submitted in the application. Projects that DCA determines are adjacent (as opposed to being Phased Developments) are not eligible for points. DCA will look to the underlying project concept to determine whether the community was originally designed as one development with different phases. Only one phase of a project can receive points during a funding round. In determining whether a project is a Phased Development, DCA will require that site control over all planned phases be in place when the initial phase is closed.~~

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~~For Scattered Site Projects, each non-contiguous parcel may be considered for points in this category. However, the Application will be awarded a maximum of three (3) points in this category.~~

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IX. MARKET Points

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Each Application will be awarded an initial score of two (2) points in this category. ~~One (1) point will be deducted to that score for each of the will be made if DCA determines that any one or more of the following conditions may negatively affect the ability of the project to meet the DCA market requirements. If more than one of the conditions noted below are application to the project and/or its market, no points will~~

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five years after the close of the Compliance Period.

OR

B. Tenant Ownership

1 Point

One (1) point will be awarded to Owners that commit to submit a plan for tenant ownership, acceptable to DCA, at the end of the 15-year Compliance Period. Only single family styled units are eligible for these points. In order to qualify for tenant ownership plan points, Applicants must agree to submit a viable homeownership strategy for residents who inhabit the units before the end of the Compliance Period. The strategy must outline the Applicant's exit strategy and calculation of the estimated affordable purchase price for the unit occupied by the tenant and pre-purchase homeownership counseling. All sites must be owned by the Applicant (long-term leases are unacceptable). Applicant must clearly show how the property will be managed during the compliance period and how the tenant's down payment will be managed.

Documentation:

- Copy of Strategy meeting requirements.

XII. NONPROFIT

3 Points

DCA will award three (3) points to four (4) applications in which the Project Team includes a qualified Nonprofit involving nonprofit organizations which has with a successful record of delivering measurable benefits to the communities and individuals which they serve. Only Applicants who apply for and are eligible for the nonprofit set aside-aside are eligible for points in this category will receive consideration.

Applicants for these points will be evaluated and ranked according to how they meet each of the following criteria:

A. Successful Development And Ownership experience in Experience In The Tax Credit Program. DCA will evaluate the Project Team's tax credit experience according to materials submitted in the Qualifications for Project Participants category in Appendix I. Applications with an ownership entity comprised of a single nonprofit with a record of successful experience will receive preference over Applications comprised of joint ventures with a similar record of successful experience.

B. Organizational Capacity Of The Nonprofit. In its evaluation of the nonprofit's organization capacity, DCA will consider the following:

1. Technical expertise of the staff in the tax credit program
2. Whether a strategic plan leads to program and organizational results that are regularly achieved, tracked, evaluated and reported

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3. Governance structure demonstrates a knowledgeable, involved Board of Directors that moves the organization forward
4. Use of technology, communications strategy, and other resources to increase effectiveness in accomplishing stated mission

C. Financial Capacity of the Nonprofit. In its evaluation of the nonprofit's financial capacity, DCA will consider the following:

1. Adequate cash reserves protecting the organization against contingencies and risk
2. To what extent the organization relies on multiple funding sources to support the core operations of the program

D. Community Impact. Nonprofits with a demonstrated record of engaging in activities beyond housing tax credit development that have positively impacted communities will receive preference.

E. Impact On Proposed Project. DCA will evaluate Applications according to the financial, social, and other positive benefits made possible because of the nonprofit's participation in the proposed project. Examples of positive financial impacts could include the availability of grant funding, property tax exemptions, or rental assistance.

Documentation:

- Completed DCA Nonprofit Assessment Form
- Copy of organization's publicly available federal Form 990
- Most recent annual audit, completed by an independent auditor or 3rd party accountant

~~DCA is required to allocate 10% of its resources to projects that include participation by nonprofit organizations. In order to maximize the success of projects which include nonprofit participation, DCA may, but is not required to, award three (3) points to no more than four projects that are eligible for and apply for the nonprofit set aside and~~

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~~which demonstrate the best chance of success based on one or more of the following criteria:~~

- ~~A. Technical expertise in the tax credit program.~~
- ~~B. Successful development and ownership in the tax credit program by Project Team.~~
- ~~C. Sufficient liquidity or guarantees to increase chances for syndication.~~
- ~~D. Additional resources included in the project including grants, project-based rental assistance or other government funds.~~
- ~~E. Mission-oriented concept designed to serve populations with a critical housing need, including, but not limited to, individuals with special needs, homeless veterans, and frail elderly.~~
- ~~F. Unique project concept.~~

Documentation:

- ~~a) Description of nonprofit in Application project narrative~~
- ~~b) IRS Tax Exempt Status Determination Letter~~
- ~~c) Secretary of State Certification of Nonprofit Status~~
- ~~d) General Partnership Joint Venture Agreement if applicable~~
- ~~e) Current Legal Opinion regarding nonprofit tax exempt status~~
- ~~f) Documentation of Nonprofit's ownership interest~~
- ~~g) Board of Directors information: name, address, phone, occupation, positions~~
- ~~h) Development Agreement~~
- ~~i) By-Laws or Articles of Incorporation for Nonprofit~~
- ~~j) Copy of State CHDO Pre-qualification or Renewal Letter if requesting DCA HOME funds from CHDO set aside~~
- ~~k) Evidence of CHDO Predevelopment Loan if requesting DCA HOME funds from CHDO set aside~~
- ~~l) Evidence that project is within CHDO service area if requesting DCA HOME funds from CHDO set aside~~

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XIII. RURAL PROJECT LOCATION CHARACTERISTICS

3 Points

~~Projects involving new construction that are located in a Rural area that have eighty (80) or less total units are eligible for up to three points.~~

A. Rural **3 Points**

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~~New construction projects consisting of eighty (80) or fewer total units in a Rural area are eligible for three points.~~

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~~Each Applicant will be limited to claiming ~~three Rural~~ points for one project in which they have a direct interest.~~

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~~Failure by the Applicant to designate these points to ~~qualified projects~~ only one qualified project, or to incorrectly designate these points, will result in no points being awarded.~~

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DRAFT Appendix II
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OR

B. Georgia Growth Areas **2 Points**

Family projects to be located in an area of high growth are eligible for two (2) points. Senior projects in high growth areas are eligible for one (1) point. In order to be considered a high-growth area, the population percent change of the jurisdiction must be greater than the population percent change of the State for the most recent year that data is available. Applicants must use the most appropriate jurisdiction listed in the U.S. Census Bureau's QuickFacts platform, currently located at <http://quickfacts.census.gov/qfd/index.html>. Data updates to QuickFacts after the Application deadline date will not be considered in DCA's evaluation for these points if the Applicant demonstrates eligibility for these points at the Application date.

Documentation:

—Copy of the comparison of jurisdiction to state data from the QuickFacts website.

XIVXIII. DCA COMMUNITY INITIATIVES **1 Point**

One (1) point will be awarded for projects that have a letter from an eligible-designated DCA Georgia Initiative for Community Housing (GICH) Community or DCA Community of Opportunity which clearly:

- A. A. It identifies the project as located within their political jurisdiction,
- B. B. It is indicative of the community's affordable housing goals,
- C. C. It identifies that the project meets one of the objectives of the Community,
and
- D. D. It is executed by the official representative of the Community.

GICH communities in the Freshman Year of the program at the time of application are not eligible for this point category. Each community may issue only one (1) letter for one project in this year's competitive round. If more than one letter is issued, no project in that community shall be awarded any points.

Documentation:

Letter executed by Official Representative

For Scattered Site Projects, the above documentation is required from each local government for each non-contiguous site.

XIV. LEVERAGING LEVERAGING OF RESOURCES
Maximum 7 Points

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To be eligible for points under section A or B below, the following criteria must be met:

1. Funding or assistance provided above must be binding and unconditional except as set forth in this section.
2. Resources must be utilized if the project is selected for funding by DCA.
3. Only loans that are for both construction and permanent financing phases will be considered for points in this section.
4. Loans must be for a minimum period of ten years and reflect interest rates at or below AFR.
5. Commitment or award documentation must meet the terms and conditions as applicable specified in Appendix I, Threshold Criteria, Section I. (I) (Permanent financing, limited partnership equity, deferred developer fee and other financing Commitment).

A. Grants/Loans

Maximum 4 Points

1. **Qualifying Sources.** New loans or new grants from the following sources that will provide new capital funding will qualify for points under this category:

- a) Community Development Block Grant (CDBG) program funds
- b) ~~Federal~~ Federal Home Loan Bank Affordable Housing Program (AHP)
- c) HOME funds
- d) ~~NSP~~ NSP
- e) Bellline Grant
- f) Housing Opportunity Bonds
- g) HUD 202 or 811 program funds
- h) ~~Other funding sources approved at DCA's sole discretion~~ Historic tax credit proceeds
- i) Replacement Housing Funds

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2. **Point Scale.** New loans and/or new grants will qualify for points according to the following scale:

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Loan/grant amount at least 15% of Total Development Cost (TDC)	4 Points
Loan/grant amount at least 10% but less than 15% of TDC	3 Points
Loan/grant amount at least 5% but less than 10% of TDC	2 Points
Loan/grant amount at least 2% but less than 5% of TDC	1 Point

~~3.~~ Documentation:

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Commitment letter for such new loan and/or grant

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B. Local Government/Nonprofit Contribution

1 Point

One (1) point will be awarded for projects receiving long-term (no less than 45-year) ground leases from a local public housing authority, local government or a charitable nonprofit organization for nominal consideration and no other land costs

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Documentation:

A copy of the ground-lease agreement

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C. Off Site Improvement, Amenity and Facility Investment 2 Points

1. Point Scale.—An applicant may earn points if an unrelated third party (foundation, trust, and/or government) investment of resources is provided that will result in off-site infrastructure improvements adjacent to the project site, and/or the development of parks, green space and shared amenities, recreational facilities and improvements adjacent to the proposed project site that will serve the tenant base for the subject project. Points will be awarded according to the following scale:

Investment amount at least 10% of TDC	2 Points
Investment amount at least 5% but less than 10% of TDC	1 Point

2. Amenity Examples.—The proposed improvements, amenities and/or facilities must be completed prior to the proposed placed in service date for the project. The development cost and source of funding associated with the development of the improvements, amenities and/or facilities must be mutually exclusive of the development cost and sources of funding for the subject property. The cost for the improvement must be paid for in full by the unrelated third party. Examples of third party improvement, amenity, and facility investment of resources include, but are not limited to, the following:

1. a) Construction of off-site or on-site access road which is required for access to the property,
2. b) Development of parks, green space or walking trails on a master plan development site,
3. c) Development of YMCA, youth center, senior center, and/or
4. d) Construction of sidewalks or streetscape adjacent to the property.

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*Third party investments that are community wide in scope, part of the community local action plan or that will be developed regardless of the development of the proposed project will not be eligible for points in this section. Additionally, improvements that were completed prior to application submission are not eligible for points in this section.

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3. Documentation:

- a) Commitment of funds
- b) Detailed source of funds,
- c) Amount, Amount of investment,
- d) Timeline for completion,

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- e) Description and location of improvements on site map, and
- f) Narrative that includes benefit specific to the tenant base.

g) A copy of the Georgia DNR-HPD and NPS approved Part 1, Part 2 and the Georgia-approved Part A (if applicable) (in support of historic tax credits only).

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XVI. SUPERIOR PROJECT CONCEPT AND DESIGN

Maximum 6 Points

A. Superior Project Concept.

DCA may, but is not required to, elect to give one submitted Application six (6) points if it determines that the project represents a superior project concept that has "community changing" effect on the neighborhood, represents ~~a unique and innovative~~ concept or design, or will meet an overriding DCA policy objective not generally addressed in tax credit projects. ~~Criteria Examples~~ could include ~~a superior level of sustainability~~, a project proposed to meet a unique and urgent need in a community, or a project that has shown substantial community support and involvement. Financing sources alone are not sufficient to be considered for superior project concept. ~~The award and exact criteria for this point category is at DCA's sole discretion.~~

Applicants should include a narrative (maximum 2 pages), along with supporting documentation, which demonstrates how the development will achieve these goals, citing as many of the above attributes as possible to be favorably considered for these points. If part of a comprehensive strategy, there should be a commitment of sufficient resources to substantiate that the strategy has a reasonable chance of implementation.

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Efforts that show coordination with other state and local funding sources for economic and community development are encouraged in this initiative.

~~OR~~

~~Bn.~~

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~~Efforts that show coordination with other state and local funding sources for economic and community development are encouraged in this initiative.~~

AND

B. Local Government Strategy for Neighborhood Rebuilding Community-Driven Housing Strategies

~~In addition~~ DCA may, but is not required to, elect to give one submitted Application ~~six (6) points~~ three (3) points for a proposed project that is part of a Local Government's holistic "place based" strategic initiative for ~~rebuilding a severely stressed~~ improving a neighborhood. ~~While the Local Government is not required to be part of the Project Team, it must clearly be actively engaged in selection of the Project Team and in formulation of the strategy for the community and the project.~~ The project concept must clearly show the following:

- ~~1. Community strategy includes local government requirements for greenspace~~
1. Local Government formulated the overall strategy with the input of community members, and helped formulate the proposed project concept.
2. Local Government was actively engaged in the selection of the Project Team.
- ~~3. 12. Local Government engagement and contribution towards redevelopment improvement of the high priority area.~~
4. 32. Incorporation of planning objectives set out in Transit Oriented Developments, Sustainable Communities or Livable Centers Initiative.
- ~~5. 34. Designation as a high priority by the local government~~

DCA will require local government officials to meet with DCA staff prior to submission of the Application to determine whether the proposed project may be eligible for these points.

XVII. BONUS POINTS

5 Points

A. Integrated Supportive Housing

3 Points

Three (3) points will be awarded to an application that agrees to accept rental assistance from a state (e.g. Georgia Rental Assistance Program), federal (e.g. HUD Section 811 project-based rental assistance) or other approved entity for up to 155% of the units for the purpose of providing integrated housing opportunities to individuals with mental illness, as defined in the Settlement Agreement between the State of Georgia and the Department of Justice (#1:10-CV-249-CAP).

Applicants that agree to this provision are not required to provide project based rental assistance, reduce rents or provide onsite supportive services or a service coordinator. They will also not be required to displace existing residents. No participant will be required to violate the terms of any statute, program requirement, regulation which is in place at any of their developments.

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B. Historic Preservation

~~1.~~ Points

2 Points

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~~a) Two (2) points will be awarded if the property is a certified historic structure with an approved Part 1 Evaluation of Significance AND has submitted a Part 2 Description of Rehabilitation (and/or the Georgia equivalent, Part A Preliminary Certification) and has received approval from the Georgia DNR-HPD and the NPS of the scope of the rehabilitation as presented in the Part 2 and/or Part A application(s).~~

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~~OR~~

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~~1. **a. Two (2) points** will be awarded if the proposed development is an adaptive reuse of a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.~~

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Adaptive reuse is defined as the change in use of a building. For purposes of this scoring section, the building or buildings being adaptively reused must constitute at least 50% of the residential units. Slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages and single-family homes are not eligible for these points.

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Documentation:

- Documentation on the previous use of the building.
- Documentation of whether or not the building is occupied.
- Narrative of how building will be reused.
- Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.

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~~OR~~

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~~2. **bb) Two One (21) points** will be awarded if property is a certified historic structure (either listed individually on the National Register, or as a contributing structure in a National Register Historic District), or is deemed via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register.~~

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~~2- **Documentation:**~~

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- ~~a) A copy of the Georgia DNR-HPD and NPS approved Part 1, Part 2 and the Georgia approved Part A (if applicable)~~
- ~~b) Copy of preliminary equity commitment for federal and Georgia historic rehab credits and such equity must be included as part of the project funding sources.~~
- ~~c) Copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance.~~
- ~~d) Copy of preliminary equity commitment for federal and Georgia historic rehab credits and such equity must be included as part of the project funding sources.~~

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(DCA encourages Applicants to see <http://hpd.dnr.state.ga.us> for further guidance on **DRAFT 2012-2013 Qualified Allocation Plan – Scoring 32 of 34298**)

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the requirements and associated timeframes for the development of projects with historic tax credits. DCA also encourages Applicants to seek the advice of a qualified attorney and/or tax professional before proceeding with any project of this nature.)

XVIII. COMPLIANCE / PERFORMANCE

10 Points

Each project team for a proposed project will receive a compliance history score under this section for inclusion in their DCA Final Score. For purposes of this section, project team will be defined as the General Partner entity, the Development entity and each principal of these entities. Point deductions will be made for project teams and their members that were principals in non performing projects. Project Team members that seem to be qualified based on previous tax credit experience may be required to consider poor compliance performance as a condition of participation.

~~Managers must submit the documentation required~~ Managers — also must — submit also — the submit — required the documentation (see below). Property Managers will receive a Pass/Fail notification and will not receive a numeric score.

Please note: For purposes of scoring in this section, in addition to Low Income Housing Tax Credit and HOME, DCA will also evaluate the noncompliance of all TCAP, Exchange/Sec. 1602 and NSP projects of the Project Team members according to the criteria in this section.

A. Overview of Scoring

Each proposed project will start with compliance history score of ten (10) Compliance Points. Deductions shall be made from that base Compliance Score for each instance of non compliance which exists for any of the defined project team.

Non compliance shall be deemed to be noncompliance which is reportable on Form 8823 and which was not cured within the ~~90~~45 day cure period or within any 6 month state approved extension.

1. Funding Programs

The following funding programs will be reviewed for purposes of calculating the score in this section:

- a) Low Income Housing Tax Credits (LIHTC)
- b) HOME
- c) FDIC/Affordable Housing Disposition Program
- d) ~~Housing~~ Housing Trust Fund
- e) Department of Agriculture reviews of LIHTC properties
- f) TCAP, Exchange/Sec. 1602 and NSP

Only projects that have these sources of funding should be included on the Compliance History Summary.

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2. Required Documentation

All Owner/Developer entities as well as principals of each entity and proposed Property Management Companies must submit a DCA Compliance History Form for each project.

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All Owners/Developer entities as well as principals must also submit a DCA Compliance Certification from each state financing agency from which the Owner/Developer entity or principals have received Low Income Housing Tax Credits or HOME funding.

3. Relevant Time Period

All funding program reviews/audits from [20072008](#), [20082009](#), [20092010](#), [20102011](#), [20112012](#) through May 1, [20122013](#) will be considered for point deductions in the following areas:

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~~a) Program Administrative Non-compliance~~

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~~b) HOME Program Administrative Non-compliance~~

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~~c) DCA) DCA Program Administrative Non-compliance~~

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~~d) LIHTC Non-compliance issues that were reported on IRS Form 8823 as uncured~~

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~~e) Major) Major Property Condition Violations~~

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~~f) Pattern of minor property condition violations~~

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~~g) Failure) Failure of Project~~

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~~h) Occupancy level of a project below 87%~~

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In addition, all instances of major project failure/General Partner failures that occurred on or after January 1, 200~~5~~² will be considered for point deductions.

If a principal has left a company, for three years following the date the principal legally left the company, the compliance history of that company must be submitted on the Compliance History Form and the compliance status of that company's portfolio will be considered for points deductions and for point additions.

4. Calculation of Point Deductions

a) Point Deductions for Significant Program Administrative Non-compliance

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Low Income Housing Tax Credits/HOME: One (1) point will be deducted for each project that is determined to be significantly non compliant with HOME or Tax Credit Program administrative requirements.

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For purposes of this section, non-compliance will include:

- ~~Household~~ ~~Household~~ Income Above Income Limit upon Initial Occupancy
- ~~Owner~~ ~~Owner~~ failed to Provide Annual Certifications or Provided Incomplete or Inaccurate Certification,
- ~~Project~~ ~~Project~~ failed to meet Minimum set aside,
- ~~Gross~~ ~~Gross~~ rents exceed Tax Credit Limits,
- ~~Project~~ ~~Project~~ not available to the General Public
- Failure to maintain high and low HOME rents,
- Failure to adjust Over Income HOME tenant's rent at recertification
- Failure to Comply with Federal Relocation Requirements,
- Failure to Comply with Davis Bacon
- Failure to Comply with Section 3
- Failure to complete certification for Sustainable Buildings or Communities prior to issuance of 8609s from a previous round

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b) DCA Program Administrative Non-Compliance:

One (1) point will be deducted for each instance of significant DCA Program Administration non-Compliance. For purposes of this section, non compliance will include:

- Failure to submit completed cost certification for a tax credit project within 6 months of the required due date. (All cost certifications for Bond Projects in which the bonds closed in 20082009 or earlier are now more than six months overdue.)
- Failure to pay DCA Compliance monitoring fees for a project. Fees paid by April 1, 20122013 will not be considered non compliance.
- Failure to respond to DCA requests for Monitoring Reviews.
- Failure to convert a DCA HOME loan within 12 months of the required conversion date.
- Repeated failure to comply with administrative requirements such as notifying DCA in writing at least 30 days prior to any change of ownership or management
- Failure to provide or maintain DCA required amenities,
- Failure to provide or maintain DCA required support services, and
- Failure to comply with representations made in application.
- Applications which have an owner or developer that has a property or properties determined to be out of compliance with DCA web-based MITAS Property Management system requirements beginning January 1, 20122013 going forward will receive a one (1) point deduction for each noncompliant property.
- Applications which have an Owner or Developer that has a property or properties that has not complied with the required submission of tax credit or HOME Annual Owner Certification by March 15, 20122013 will receive a one (1) point deduction for each noncompliant property.

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c) Failure to Maintain Property in accordance with ~~tax~~ Tax credit/Credit, HOME, FDIC or DCA requirements.

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Up to two (2) Points will be deducted for each instance of a failure to maintain property. Projects which have the following uncured conditions at any property as of April 1, 2012/2013 shall have points deducted:

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| · Level 1 and 2 Violations of UPCS as set forth in 8823 Guide | 1 Point |
| · Level 3 and 4 Violations of UPCS as set forth in 8823 Guide | 2 Points |
| · Health and Safety Issues | 2 Points |
| · Other code Issues | 1 Point |
| · Level 1 and 2 Violations of UPCS as set forth in 8823 Guide | 1 Point |
| · Level 3 and 4 Violations of UPCS as set forth in 8823 Guide | 2 Points |
| · Health and Safety Issues | 2 Points |
| · Other code Issues | 1 Point |

d) Significant Physical Issues 5 Points

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Projects which are identified as having significant physical issues shall receive a point deduction of 5 points. Significant physical issues shall include but not limited to the following:

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- 2% of units are "down" at a property. (Properties that have experienced a fire may petition for a waiver of this point deduction if the units have been down less than thirty days).
- Loss of utilities due to the nonpayment of utility bills more than once in a year
- Mold issues or water infiltration into units
- Failure of any major system such as heating or air conditioning
- Pattern of health and safety issues

e) Major Project / General Partner Failure

Five (5) points will be deducted for each instance of Major Project/General Partner Failure. Examples of Major Project/General Partner failure includes, but is not limited to the following:

- Foreclosure of a project loan, including but not limited to a HOME loan, or State Housing Trust Fund Loan
- Foreclosure or default on bonds at a property that has DCA Tax Credit or HOME funding
- Failure to meet placed in service date which results in the recapture of credits
- Project Bankruptcy
- Failure to file a LURC for a Tax Credit Project within time prescribed by Section 42(h)(6)(j)
- Project is no longer in Compliance nor participating in Program
- Submission of fraudulent documents to DCA
- Debarred or suspended from participation in similar Federal or State programs in last

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- six years
- Fair Housing Act violations
- General Partners/Developers, principals, or managing members who from January 1, 2002 through April 1, ~~2012~~2013 have been removed, debarred, or asked to voluntarily withdraw from a LIHTC partnership.
- Project closing.

DCA may waive this deduction if it determines (prior to Application submittal) that the withdrawal or removal was for reasons beyond the control of the General Partner/Developer.

Applicants that have demonstrated a documented good-faith effort to avoid project failure may petition DCA for a waiver to these point deductions. Applicants that have one or more instances of major project failure may be deemed ineligible to participate pursuant to DCA Threshold requirement. ~~DCA will, at its sole and absolute discretion, determine if the participant or entity is eligible to participate.~~

5. Calculation of Point Additions

The following points may be added to the Owner/General Partner Compliance Score if the score after deductions is less than ten (10) points:

- a) *One (1)* point will be added if the General Partner can demonstrate that he has successfully owned, managed and operated five (5) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

OR

- b) *Two (2)* points will be added if the General Partner can demonstrate that he has successfully owned, managed and operated eight (8) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

OR

- c) *Three (3)* points will be added if the General Partner can demonstrate that he has successfully owned, managed and operated ten (10) Georgia Tax Credit Properties within the required time period and that none of the projects received any point deductions as set forth in the above section.

B. Exceptions

1. In the event DCA determines that a Project qualifies for a point deduction for an instance of non-compliance in which the cure was not completed by the DCA cure date, for the ~~2012~~2013 round only, the point will not be deducted if the cure is completed prior to Application Submission. The Applicant must submit sufficient

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evidence and documentation of the cure in the Application.

2. In the event DCA determines that a Project qualifies for a point deduction for Program Administrative Non compliance that cannot be cured such as the placement of a over income tenant in a unit and DCA determines that the non-compliance does not constitute a pattern of non-compliance, the Applicant may submit an explanation to DCA within 14 days of notification outlining the corrective action that has been taken by Management to ensure that the non- compliance will not occur again. DCA, at its discretion, may waive the Point deduction.
3. In the event DCA determines that a Project qualifies for a point deduction for Physical issues at the project site, the Applicant may submit evidence that corrective action has commenced, the timeline for completion and that sufficient funds have been set aside to pay for the correction within 14 days of notification. DCA, at its discretion, may waive the point deduction.
4. Waivers made for exceptions may be withdrawn if the Applicant does not take the proposed corrective action with the approved timeframe.
5. Participants who have significant successful tax credit experience outside of Georgia can submit a request that DCA consider that successful experience for point additions. The determination as to what experience will be considered is within the discretion of DCA.

XVIII. PRESERVATION PRIORITY POINTS

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To be eligible for points under this category, the project must apply for and be eligible for the Preservation Set aside. To determine selections under the Preservation Set aside, DCA will assign each Preservation application with a Final Aggregate Score based on the Total Score earned under the general scoring criteria plus any Preservation Priority Points earned under the criteria below. Applications not selected for funding under the Preservation set-aside remain eligible to receive an award of credits but are not eligible to receive Preservation Priority Points.

A. Core Priority

Maximum 6 Points

1. DCA HOME Properties

6 points

Six (6) points will be awarded to an application proposing to pay the full balance of a DCA HOME loan where the minimum statutory period of affordability has expired.

OR

2. Expiring Tax Credit Properties

4 Points

Four (4) points will be awarded to an application that proposes to rehabilitate an existing tax credit property which has met or will meet the 15-year Compliance Period prior to the earlier of the date of acquisition by the new development owner or the end of the year of the carryover allocation. (Only properties that originally received an award of 9% credits and continue to be subject to extended use restrictions are eligible for points.)

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OR

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3. HUD Properties

3 Points

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- a) Projects under development by a local public housing authority using replacement housing factor (RHF) funds or a loan secured by the assets and/or capital funds of the PHA as the primary source of financing.
- b) Projects that have a project-based Section 8 contract but are eligible to opt out of that contract with a one-year notice to tenants. To be eligible to opt out, the Contract must be out of its original term and in a renewal period of 5 years or less.
- bc) Existing HUD 236 projects. The Interest Reduction Payment (IRP) must be decoupled from the Section 236 agreement if housing credits are awarded (exceptions permitted on case-by-case basis). The affordability requirements of the Section 236 agreement must also be maintained for the property.
- ed) Any other affordable non-public housing project that has existing funding from HUD, is severely deteriorated and has been designated by HUD as a preservation project that is in danger of losing its affordability.

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B. Add-On Priorities

Applications eligible to claim Core Priority points above may also be eligible to claim the following Add-On points:

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1. Project-Based Rental ~~Assisted Properties~~ Assistance or Subsidies

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- a) *Four (4)* points will be awarded to an Application that proposes to preserve an affordable housing property receiving project-based rental assistance or subsidies for 100% of the total residential units that is within ~~two-three~~ years of any permitted prepayment or subsidy contract expiration with a likely conversion to market rate housing or equivalent loss of low income use restrictions. The property must also have been designated by HUD as a High priority project. HUD may designate no more than two (2) projects as High Priority. HUD may require that applicants seeking this priority designation for a project submit documentation no later than 60 days prior to Application Submission

OR

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- b) *Two (2)* points will be awarded to an Application ~~that has a proposing to preserve a project with a commitment of a award of~~ government-awarded ~~project based rental assistancere~~ rental assistance or subsidies for at least 30% of low-income units for a minimum of five (5) years. This percentage will be calculated based on the total residential units (common space employee units will not be included in the total residential units).

- 2. **Not Previously Rehabilitated.** One (1) point will be awarded to an Application that proposes to rehabilitate a project that has not been previously rehabilitated.

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3. Average Occupancy

a) Two (2) points will be awarded to an application that has a documented average physical occupancy of at least 90% for the 6 months period prior to Application submission (December to May),

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b) One (1) point will be awarded to an application that a documented average physical occupancy of at least 80% for the 6 months period prior to Application submission (December to May).

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4. Compliance Period.

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~~a) Two (2) – Three (3) points will be awarded to an application that proposes to rehabilitate an existing tax credit property with a compliance period that began at least 18-20 years prior to the application deadline.~~

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OR

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~~b) Two (2) points will be awarded to an application that proposes to rehabilitate an existing tax credit property with a compliance period that began at least 18 years prior to the application deadline.~~

5. Hard Costs Proportion. Two (2) points will be awarded to an application where the construction hard costs are at least 45% of the Total Development Costs.

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~~**6. Significant Community Value.** DCA may elect to award three (3) points to two applications that seek to rehabilitate an existing affordable property of significant community value. In order to be considered for these points, a property must currently serve and propose to continue serving tenants with special needs OR must be in danger of losing affordability, is difficult to replace in the community in which it is located, and clearly exhibits intrinsic value as an asset to the surrounding community and to the state's affordable housing stock.~~

~~The applicant should include a narrative (maximum 1 page), along with supporting documentation, to support the project's qualifications for these points.~~

~~**6. High Performing School Zones.** Three (3) points will be awarded to an Application proposing to preserve a Family property which is located in the attendance zone of a high-performing elementary school. *(DCA defines a high-performance school as one in which each grade level meets or exceeds the average state achievement level, as defined by the Georgia Education Scorecard released by the Governor's Office of Student Achievement. An elementary school attendance zone does not include magnet schools or elementary schools with district-wide possibility of enrollment, unless that district has only one elementary school.~~

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~~**Documentation:** for this category includes:~~

- ~~• School name, local school district contact information, and a copy of the school's~~

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most recent Georgia Education Scoreboard results (<http://www.gaosa.org/>)

- Documentation showing that property is within the attendance zone of the high-performing school

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Competitive Scoring Criteria

Exhibit A to Appendix II
Rural Counties

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For Scoring purposes and for the Rural Set-Aside a project must be designated as rural according to the US Department of Agriculture.

OR

Appear on this list of Rural /Non-Metropolitan Counties:

Appling	Decatur	Lee	Sumter
Atkinson	Dodge	Lincoln	Talbot
Bacon	Dooly	Long	Taliaferro
Baker	Early	Lumpkin	Tattnall
Baldwin	Echols	—Macon	
—Taylor			
Banks	Effingham	Madison	Telfair
Ben Hill	Elbert	Marion	—Terrell
Berrien	—Emanuel	McDuffie	Thomas
Bleckley	Evans	McIntosh	Tift
Brantley	Fannin	—Meriwether	Toombs
Brooks	—Franklin	Miller	Towns
Bryan	Gilmer	Mitchell	Treutlen
Bulloch	Glascok	Monroe	Troup
Burke	Gordon	Montgomery	Turner
Butts	Grady	Morgan	Twiggs
Calhoun	Greene	—Murray	
—Union			
Camden	Habersham	Oconee	Upson
Candler	Hancock	Oglethorpe	Walker
Catoosa	Haralson	Peach	Ware
Charlton	Harris	Pierce	Warren
Chattahoochee	—Hart	Polk	
—Washington			
Chattooga	Irwin	Pulaski	—Wayne
Clay	Jackson	Putnam	Webster
Clinch	Jeff Davis	Quitman	Wheeler
Coffee	Jefferson	Rabun	White
Colquitt	Jenkins	Randolph	Wilcox
Columbia	Johnson	Schley	—Wilkes
Cook	Jones	Screven	Wilkinson
Crawford	Lamar	Seminole	Worth
Crisp	Lanier	Stephens	
Dade	Laurens	Stewart	

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