



THE STATE OF GEORGIA

EXECUTIVE ORDER

BY THE GOVERNOR:

The Georgia Department of Community Affairs has been charged with the responsibility for administering the affairs of the Georgia Housing and Finance Authority including the administration of tax credit allocations; and

The Georgia Department of Community Affairs, acting on behalf of the Georgia Housing and Finance Authority, published a draft 2004 Qualified Allocation Plan on the Departments' website on November 1, 2003, and gave due and public notice of the availability of the 2004 Draft Qualified Allocation Plan and of the hearings which were open to the public on the Draft Qualified Allocation Plan by running advertisements on **Sunday, November 3, 2003, and Sunday, November 10, 2003, in the Albany Herald, The Atlanta Journal-Constitution, the Americus Time Recorder, the Augusta Chronicle, the Columbus Telegraph, the Macon Telegraph, the Savannah News Press, and the Dublin Courier Herald; and**

The Georgia Department of Community Affairs held hearings open to the public pursuant to due and reasonable notice in Columbus, Georgia on November 18, 2003, at 10:00 a.m., in Dublin, Georgia on November 17, 2003, at 10:00 a.m., and in Atlanta, Georgia on November 21, 2003, at 10:00 a.m.; and

Following the hearings and public comment period, the Board of Directors adopted the Qualified Allocation Plan on December 3, 2003, for the Georgia Housing and Finance Authority in the form attached hereto as Exhibit A.

It is hereby ordered that, solely for the purpose of satisfying the requirements for such approval under Section 42(m)(1) of the Internal Revenue Code as amended by the Omnibus Budget Reconciliation Act of 1989, the Qualified Allocation Plan in the form approved by the Board of Directors for the Georgia Housing and Finance Authority on December 3, 2003, in the form attached hereto as Exhibit A is approved.

This 5th day of January, 2004.


GOVERNOR

ATTEST:


EXECUTIVE SECRETARY

2004 Qualified Allocation Plan

Appendix II – Scoring Criteria

Exhibit A

Points for Previous Projects within a Local Government

Six (6) points will be added 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 three (3) DCA funding cycles, OR four (4) points will be added 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 in the last two (2) DCA funding cycles. For example, if no projects were awarded in unincorporated Cobb County for the last three DCA funding cycles, but one was awarded in the City of Marietta in 2001, an Application for a project from an unincorporated area of Cobb County would receive six (6) points.

For Scattered Site Projects, as defined in Section 11B(1)(a) and (b) of the Plan, each non-contiguous multifamily project or non-contiguous parcel may be considered for points in this category. However, the Application will be awarded a maximum of six (6) points in this category.

To determine the points available in this category for any given 2004 Applicant, refer to the attached list of projects that have been sorted by county. The first two digits of the project number reflect the year of the DCA award.

6 Points 2004 Application is within a Local Government (city or unincorporated portion of a county) that is not on the attached list for 2001, 2002, and 2003.

4 Points 2004 Application is within a Local Government (city or unincorporated portion of a county) that is not on the attached list for 2002 or 2003.

Project #	Project Name	City	Uninc. Portion of County
02-510	Cobblestone Landing Apartments	Ackworth	
02-049	South Albany Village	Albany	
03-005	Westover Place Apartments		Dougherty County
03-515	Richmond Oaks	Atlanta	
03-008	East Oaks apartments		Sumter County
03-010	The Verandah Apartments	Americus	
03-036	Starlight Place	Americus	
01-510	Bethel Church Homes	Athens	
01-521	Southern Mill Lofts	Athens	
02-531	Oak Hill Apartments	Athens	
02-546	Ashton Clark	Athens	
02-547	Ashton Athens, LP	Athens	
01-022	Moreland Square	Atlanta	
01-035	Park Place South Senior	Atlanta	
01-037	Carver Redevelopment, II	Atlanta	
01-038	Ashley Courts, III	Atlanta	
01-076	Columbia Estates	Atlanta	
01-077	Columbia at Peoplestown	Atlanta	
01-092	Valena Henderson Village	Atlanta	
01-506	Town West Manor	Atlanta	
01-513	Peaks at West Atlanta	Atlanta	
01-515	Allen Temple Apartments	Atlanta	
01-517	Big Bethel Village	Atlanta	
01-518	Hickory Park Apartments		Fulton County
01-525	Crogman School	Atlanta	
01-530	Carver Redevelopment, IV	Atlanta	
02-021	Misty Amber Senior Apartments	Atlanta	
02-034	Lakewood Christian Manor	Atlanta	
02-035	Heritage Green Apartments	Atlanta	
02-036	Holly Ridge Apartments	Atlanta	
02-056	Crescent Hills Apartments	Atlanta	
02-059	Columbia Park City Residences	Atlanta	
02-060	Columbia Highlands Senior	Atlanta	
02-061	Westview Lofts	Atlanta	
02-530	Chapel Run Apartments		DeKalb County
02-532	The Auburn Glenn Apartments	Atlanta	
02-537	Etheridge Courts Redevelopment, I	Atlanta	
02-538	Etheridge Courts Redevelopment, II	Atlanta	
02-539	Alta Pointe	Atlanta	
02-540	The Peaks at Martin Luther King	Atlanta	
02-541	City Views at Rosa Burney Park	Atlanta	
02-545	Brookside Parkway	Atlanta	
02-551	Highlands at East Atlanta		DeKalb County
02-559	Northside Village	Atlanta	
03-015	Kirkwood Gardens	Atlanta	
03-021	Trinity Towers	Atlanta	
03-025	Columbia Senior Residences	Atlanta	
03-026	Columbia Crest Apartments	Atlanta	
03-056	Harris Homes Revitalization, II	Atlanta	
03-504	Hollywood West	Atlanta	
03-509	Toby Sexton Redevelopment	Atlanta	
03-510	The Preserve at Cascade	Atlanta	
03-511	Harris Homes Revitalization, I	Atlanta	

Project #	Project Name	City	Uninc. Portion of County
03-017	Pittsburgh, I	Atlanta	
01-017	Linden Square Apartments	Augusta	
01-502	East Augusta Commons	Augusta	
02-520	Woodlake Club	Augusta	
02-529	Westwood Club Apartments		Columbia County
02-557	Ashton Bon Air, LP	Augusta	
02-046	The Heritage at Walton Reserve		Cobb County
02-521	Walton Reserve Apartments		Cobb County
01-012	JT Brierwood II, LP	Bainbridge	
01-068	Selman Place	Bainbridge	
03-053	Courtes de Emerald Apartments	Bainbridge	
03-041	Heritage Gardens	Baldwin	
03-031	Mineral Springs Apartments		Fannin County
01-061	Eagles Pointe		Glynn County
02-019	Gordon Armstrong Apartments	Brunswick	
02-536	The Reserve at Ivy Creek		Gwinnett County
03-055	Huntington Court Senior Res	Buford	
01-014	JT Pine Forest, LP	Ciara	
01-067	Catoosa Senior Village	Calhoun	
01-532	River Ridge of Canton	Canton	
01-534	The Peaks at Bells Ferry		Cherokee County
02-047	Heartstone Landing	Canton	
03-516	Riverview Manor Apartments	Canton	
01-010	Hays Mill Court, LLC	Carrollton	
02-552	Magnolia Lake Apartments	Carrollton	
02-517	Somerset Club Apartments	Cartersville	
01-006	Kirkwood Trail Apartments	Cedartown	
01-524	Cedar Pointe Apartments	Cedartown	
03-501	Mountain Grove Apartments		DeKalb County
03-018	JT Rolling Oaks, LP	Claxton	
03-039	Princeton Court Senior Res	College Park	
01-511	Midtown Square Apartments	Columbus	
01-523	Johnston Mill Apartments	Columbus	
01-533	Northgate Village	Columbus	
02-507	Eagles Trace	Columbus	
02-550	Victory Crossing Apartments	Columbus	
01-025	Heritage Crossing Apartments	Commerce	
01-531	Towne Pointe Apartments	Conyers	
02-058	Pateville Estates	Cordele	
03-029	Montdele Development, LP	Cordele	
01-501	Arbor Lake Apartments		Newton County
02-522	Wellington Ridge Apt Homes	Covington	
01-H9763	Millennium Center		Randolph County
03-028	Howell Mill Development	Cuthbert	
02-023	Autumn Ridge Apartments	Dalton	
01-002H	Blount Crossing Apartments		McIntosh County
01-094	Magnolia Circle	Decatur	
01-507	Brittany Apartments		DeKalb County
01-527	Cedar Creek West		DeKalb County
01-528	Cedar Creek		DeKalb County
01-529	Wesley Club		DeKalb County
03-518	Longwood Vista Apartments		Gwinnett County
02-010	Estes Park	Douglas	

Project #	Project Name	City	Uninc. Portion of County
02-504	Providence Heights Apartments	East Point	
03-502	Eagles Creste Apartments	East Point	
03-503	Robins Creste Apartments	East Point	
02-518	Orchard Springs		Fulton County
03-011	Jack Allen Apartments	Fitzgerald	
03-506	Forest Club Estate4s	Forest Park	
02-045	Magnolia Terrace	Fort Valley	
01-051	Oconee Springs, II	Gainesville	
01-516	The Retreat at McEver		
03-513	McEver Vineyards	Gainesville	
03-049	Dulles Park	Gray	
02-044	Greenville Commons	Greenville	
01-520	Griffin Mill Lofts	Griffin	
02-052	Poplar Point Apartments	Griffin	
03-042	Poplar Grove Apartments	Griffin	
01-021	The Pines at Willowbrook	Hinesville	
02-006	JT Heritage, LP	Jackson	
03-505	Mountainside Manor Apartments	Jasper	
03-034	Sunset Pointe	Jesup	
01-073	Highland Court	Kennesaw	
03-521	Walton Ridenour Apartments	Kennesaw	
01-503	Tall Pines Apartments	LaGrange	
03-009	Valley Ridge Apartments	LaGrange	
01-063	Magnolia Village Apartments	Lawrenceville	
01-509	Alexander Mill Apartments	Lawrenceville	
01-535	Ashton Creek Apartments	Lawrenceville	
02-515	Herrington Mill Apartments		Gwinnett County
01-512	Greens at Stonecreek	Lithonia	
01-514	Alexander at Stonecrest		DeKalb County
01-508	Alexander Crossing Apartments	Loganville	
01-008	Baltic Park	Macon	
02-030	2009 Vineville	Macon	
03-022	Tattnall Place	Macon	
02-018	Orchard Grove Apartments	Madison	
02-511	Sedgefield Apartments		Cobb County
02-543	Woodchase Village Apartments		Cobb County
02-549	Woodlawn Park Apartments	McDonough	
03-037	Timber Chase Apartments	McDonough	
01-009	Waterford Place	Milledgeville	
02-534	Cobblestone Crossing	Newnan	
02-544	Newnan Crossing Apartments	Newnan	
02-554	North Glen Apartments		Gwinnett County
01-013	JT Woodland, LP	Ocilla	
02-022	Sequoyah Village Apartments	Rabun Gap	
03-035	Veranda Village	Rincon	
02-011	Bedford Place	Ringgold	
01-056	Park Place Apartments	Rockmart	
02-516	Ashland Park Apartments	Rome	
01-048	South Rossville Senior Village	Rossville	
03-512	Park Ridge Apartments	Roswell	
02-501	Sargent Mill Lofts		Coweta County
02-048	Savannah Hope VI Development	Savannah	
02-506	The Oakds at Brandlewood	Savannah	

Project #	Project Name	City	Uninc. Portion of County
02-513	Savannah Neighborhood Action, I	Savannah	
02-514	Savannah Neighborhood Action, II	Savannah	
02-555	Bradley Pointe Apartments	Savannah	
03-030	Montgomery Landing Apartments	Savannah	
03-040	Heritage Corner & Heritage Row	Savannah	
03-507	Ashton Savannah	Savannah	
02-519	Woodsong Apartments		Cobb County
02-542	Hickory Lake Apartments		
01-029	Laurel Oaks	Statesboro	
01-047	Madison Meadows Apartments	Statesboro	
01-526	Mountain Crest		DeKalb County
03-043	Antioch Manor Estates, I		DeKalb County
03-032	Jordan Estates	Swainsboro	
01-089	Logan Senior Village	Thomaston	
01-084	Windsor Lake Senior Apartments	Thomasville	
02-005	Hunter's Chase Apartments	Thomasville	
02-535	Wood Valley Apartments	Thomasville	
01-066	Harbor Pointe	Tifton	
03-033	Auburn Ridge	Trenton	
03-006	Heron Lake Apartments	Valdosta	
02-012	The Chateau	Vidalia	
02-533	Hickory Falls Apartments	Villa Rica	
01-008	Ridgecrest	Warner Robins	
02-556	Reserve on Lake View apts.	Warner Robins	
01-007	Waring Apartments, II	Waycross	
01-504	Ware Manor Apartments	Waycross	
02-053	Pecan Grove Homes	Waynesboro	
02-028	College Hill Apartments	West Point	
02-553	Alta Ridgewalk Apartments	Woodstock	
03-019	JT Oakview, LP	Wrightsville	