



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

To: Lee Cochran (lcochran@laurelstreetres.com)
Dionne Nelson (dnelson@laurelstreetres.com)
From: Kim Golden, Office of Housing Finance Director
Meagan Cutler, Senior Allocation Manager
Date: 2/11/2025
Re: Delowe Village Apartments (2024-546)

4% Federal Housing Tax Credit/Bonds Award Amount: \$17,000,000

Dear Lee Cochran:

Congratulations! The above-referenced application has been selected for funding under the 2024 4% Housing Tax Credit/Bonds Competitive Round. Attached are the DCA final workbook and relevant documents.

Next Steps

If this development **requires a waiver** of any Threshold Criteria in the 2024-2025 Qualified Allocation Plan (QAP), you must submit a Waiver Request by February 28, 2025.

The full Threshold application must be submitted by May 2, 2025. Applicants will be required to complete the Excel Workbook reflecting DCA's final determinations (to be provided in a follow-up email). Applicants must clearly mark and justify any changes (no changes to Scoring will not be allowed).

Waiver Requests and full Threshold Review Submissions may be submitted anytime following this notification, until the deadline. Applicants are encouraged to submit Waiver Requests and Threshold Review Submissions as soon as they are complete and ready for DCA review. Failure to meet the above deadlines, any Scoring requirements committed to in the Competitive Application, or any Threshold requirements without an approved waiver will result in withdrawal of this award.

Refer to the 2024-2025 QAP and relevant DCA manuals for Waiver Request and Threshold requirements, and to the Application page of the DCA website and the 2024 Application Manual ([here](#)) for instructions regarding:

- Excel Application update
- Waiver Request and Threshold Review Submission method
- Fee payment

DCA Contacts

The below DCA staff members have been assigned to this application and will be the best points of contact going forward:

- **Underwriting:** Trey Melvin (Trey.Melvin@dca.ga.gov)
- **Construction Services:** HFDConstructionServices@dca.ga.gov
- **Environmental Review:** EnvironmentalReview@dca.ga.gov
- **Relocation:** RelocationReview@dca.ga.gov

If you are unsure if a Waiver Request is required, please contact the above **Underwriting** or **Construction Services**.

Additional Comments

Please include the DCA Application Number and Development Name in future correspondence.

Once a development receives a DCA Letter of Determination, the Applicant will have a period of six (6) months to complete the listing on [Georgia Housing Search](#). Applicants are required to notify DCA at Compliance@dca.ga.gov after completing the listing.

Please *respond via email* to Allocation@dca.ga.gov to confirm your receipt of this letter and ability to satisfy all requirements and commitments made in the Application by the established deadlines.

Congratulations again! Thank you for your efforts to address the affordable housing needs in the State of Georgia. We appreciate our partnership with you and look forward to adding Delowe Village Apartments to Georgia's affordable housing portfolio.

Sincerely,

Kim Golden
Kim.Golden@dca.ga.gov | 470-597-5352