

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 3/4/26
Hearing Date: _____
Voting Date: _____

Department: Housing & Urban Development**Presenter(s) & Title:** Ken PattonHousing Initiatives Director**Agenda Item Title:**

Discussion of the Georgia Initiative for Community Housing (GICH) point award for LIHTC applications.

Summary:

The City has received a request for the City to award the City's GICH point for LIHTC applications in 2025 cycle. TBG Residential has requested the City award the GICH point for their LIHTC application for their project in the Riverstone development. The City also had several discussions and visit from In Fill Housing Inc. for their application for renovations to Lakeview Apartments. In Fill Housing has not submitted a formal request at this time. The Canton GICH Housing Team heard a presentation from TBG Residential at its meeting on February 25, 2026. It is expected that the Canton GICH Housing Team will make a recommendation for the award of the GICH point for a LIHTC application.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:****Reviews:**Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No**Attachments:**

1. Council Agenda Cover Sheet 2. TBG Residential Request

TBG Residential

January 13, 2026

Dear Mr. Patton,

On behalf of TBG Residential, I am writing to formally request to be placed on the agenda for the upcoming Canton City Council meetings. Specifically, we would like to be included in the February 5 Public Hearing and the February 19 Vote Agenda in regards to our proposed affordable housing community, Summit at Hickory Creek.

We are seeking the City of Canton's GICH (Georgia Initiative for Community Housing) allocation to support the construction of 96 affordable housing units. These units are essential to addressing the city's need for affordable housing, and we are eager to present our proposal and discuss how this partnership will benefit the community.

We would greatly appreciate the opportunity to appear before the Council to discuss this request and answer any questions.

Thank you for considering our request. We look forward to the opportunity to present at the upcoming meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Buckner", with a long horizontal flourish extending to the right.

Sarah Buckner

TBG Residential

PLOTTED: 1/24/2024 14:47 PM - DRAWING: PNTBG RESIDENTIAL 2024 - CANTON, GA DRAWINGS PRELIM 2024 X-REF PRELIM V8 SITE PLANNING - PLOTTED BY: DAVID THOMPSON - COPYRIGHT 2024

All proposed material and color will meet City of Canton building codes and design requirement guidelines.
The proposed materials and colors of the building would be as follows:

BRICK

Main body of brick is Cherokee modular size Velour Red color
Window & door trim and rowlock & soldier courses are Cherokee modular size Velour Light Gray color
Brick Mortar is Coosa Buff color

EXTERIOR HARDI SIDING

Hardi Siding darker color for horizontal siding is Sherwin Williams SW 7032 Warm Stone
Hardi Siding lighter color for shakes, etc. is Sherwin Williams SW 7031 Mega Greige
All exterior hardi trim is Sherwin Williams SW 7028 Incredible White



CONCEPT ELEVATION



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY, SUITE 220, TUCKER, GA 30084
CANTON SENIOR APARTMENTS
CANTON, GA

PROJECT NUMBER
2024
DATE
1/24/2024
DRAWN BY
DET
CHECKED BY

CONCEPT ELEVATION

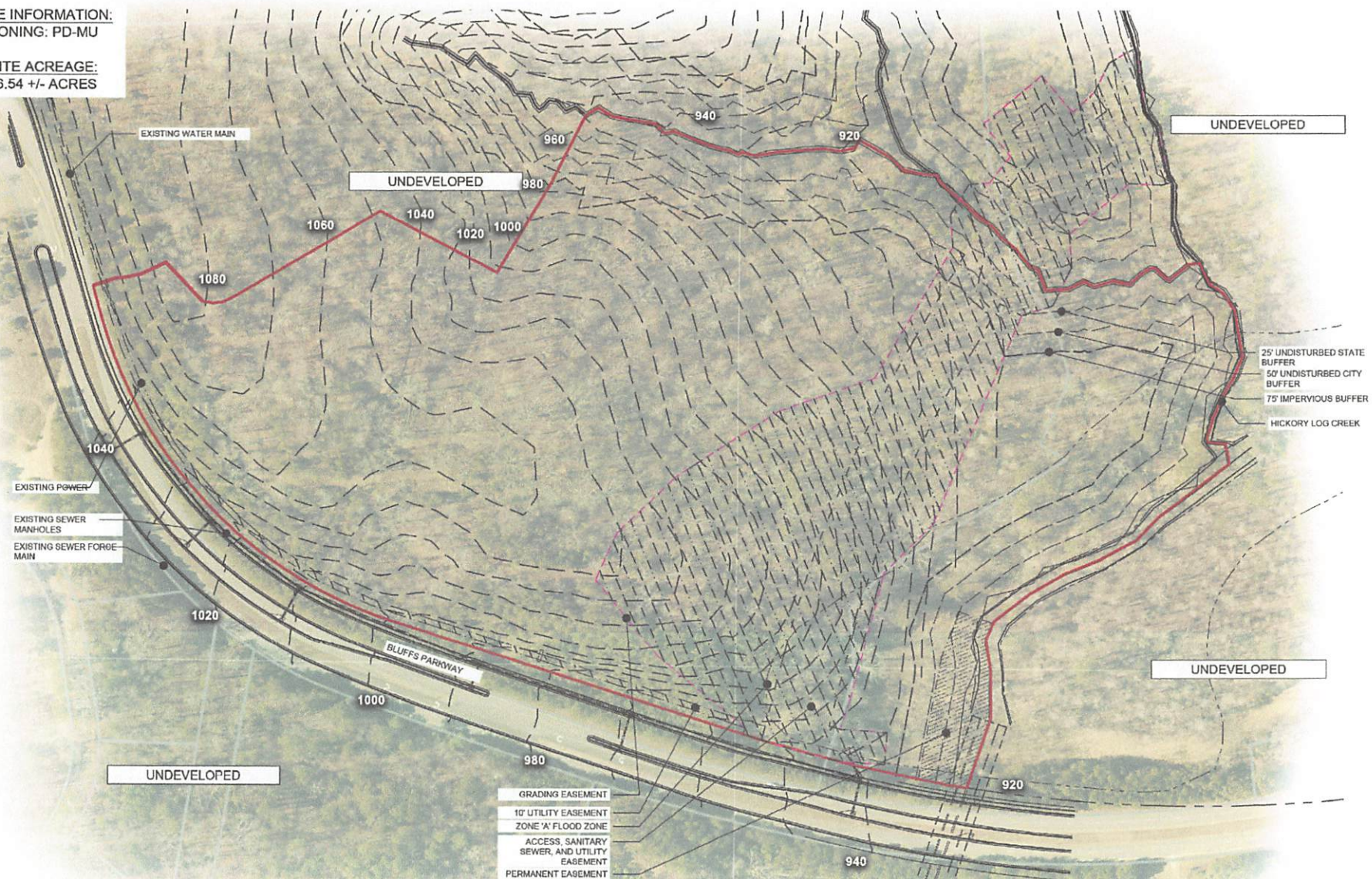
CE1

Georgia DCA Conceptual Site Development Plan (CSDP) Cover Sheet

Development Name: Summit at Hickory Creek		City/County: Canton/Cherokee		Date Form Completed: 5/9/2025	
01 DCA Site Information *Total site acreage: 16.54 acres *Zoning Classification: PD-MU *Zoning Density: 8 units/acre *Moratoriums: No		05 DCA Architectural Manual *Full Compliance with Architectural Manual? Yes *If No, DCA approved Pre-App waiver received? N/A (Include Pre-App Waiver in Site Plan Folder)		10 DCA CSDP Information *Existing and proposed easements indicated? Yes *Topographic contours indicated? Yes *Wetlands, floodplains, state waters, required buffer zones indicated? Yes *Use of all adjacent property w/in 100' defined? Yes *Zoning setbacks and restrictions shown? Yes *Existing structures, tanks, slabs, utilities, and other existing improvements indicated? Yes *Driving and walking entrance, layout of all buildings, roads and paved pedestrian walkways, parking areas shown? Yes *Location of all interior & exterior site amenities indicated? Yes *Tree and vegetation preservation areas indicated? Yes	
02 DCA Building Information *# of residential buildings: 1 buildings *# of non residential buildings: 0 buildings		06 DCA Standard Site Amenities A. DCA Standard Site Amenities (if Other-note in orange cell) Amenity #1: Community Room (Label with "#1" on site plan) Amenity #2: Exterior Gathering Area (Label with "#2" on site plan) Amenity #3: Unit Washer Dryer Hookups- Yes (new) (Label with "#3" on site plan) Amenity #4: On-Site Laundry (Label with "#4" on site plan)		13 DCA Standard Design Options *Project will meet the Architectural Standards contained in the application manual for quality and longevity? Yes *Is there a waiver approval letter from DCA for this criterion (include in app folder)? N/A Exterior Wall Finishes (select one) Exterior wall finishes will have an excess of 30% brick or natural or manufactured stone on each of the exterior wall surfaces. Not Applicable for interior wall surfaces of open breezeways. Major Building Component Materials (Select One) Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick.	
03 DCA Unit Information *# of residential units: 96 units *Total net rentable (leasable) sq. footage: 92,100 sq. feet		07 DCA Additional Site Amenities B. Additional Site Amenities (required for up to 125 units) Amenity #5: Equipped Computer Center (Label with "#5" on site plan) Amenity #6: Furnished Exercise/Fitness Center (Label with "#6" on site plan) B. Additional Site Amenities (required if over 125 units) Amenity #7: (Label with "#7" on site plan) Amenity #8: (Label with "#8" on site plan)		14 DCA Sustainable Building Certification *Applicant agrees to select one of the four (4) sustainable building certifications. Yes	
04 DCA Codes & Regulations Applicable Construction Codes and Regulations: *International Building Code *International Energy Conservation Code *International Fire Code *International Fuel Gas Code *International Mechanical Code *International Plumbing Code *International Residential Code *National Electrical Code *HUD Housing Quality Standards *HUD Minimum Property Standards *HUD Uniform Physical Condition Standards * * * Applicable Accessibility Standards: *The Fair Housing Amendments Act of 1988 *Americans with Disabilities Act *Section 504 of the Rehabilitation Act of 1973 *Georgia Fair Housing Law *Georgia Access Law *Georgia Single Family Accessibility * * *		08 DCA Unit Amenities 1. HVAC Systems: Yes 2. Energy Star Refrigerators: Yes 3. Energy Star Dishwashers: Yes 4. Stoves: Yes 5. Microwave Ovens: Yes 6. (pick one): A. Fire Suppression canisters: Yes B. Solid Cover Plates: N/A		12 DCA Accessibility Standards *Project will comply with all applicable federal and state accessibility laws? Yes *Project will comply with all applicable DCA accessibility requirements detailed in Architectural and Accessibility Manuals? Yes *For all Senior (HFOP, Elderly or Units committed per QAP Scoring Section "Integrated Supporting Housing") properties, regardless of the year of first residential use, 100% of units must be accessible and adaptable as defined by FHA of 1988. Yes Unit Configuration (enter unit count): *# of mobility disabled units: 5 *# of roll-in showers incorporated into mobility equipped units: 2 *# of Hearing and sight-impaired units: 2	
09 DCA Add'l Amenities--Seniors & Special Needs 1. Elevators for unit access above ground floor Yes 2. Multi-Story Construction--interior gathering areas Yes		Additional Notes for Development (if needed)			

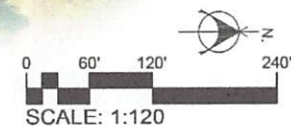
SITE INFORMATION:
ZONING: PD-MU

SITE ACREAGE:
16.54 +/- ACRES



NOTE:
THERE ARE NO STRUCTURES ON SITE

1 EXISTING CONDITIONS SITE PLAN
1"=120'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
SOUTH AT HICKORY CREEK
CANTON, GA



CSDP2

PROJECT NAME:
2024-024
DATE: 05-09-2025
DRAWN BY: EPH
CHECKED BY: JPH
SCALE: 1"=120'

EXISTING CONDITIONS SITE PLAN





Project Information

Project Name:	Summit at Hickory Creek	Tax Credit Amount:	\$ 1,350,000
Project Address:	Bluffs Parkway Canton, GA	Equity Factor- Federal	0.82
Project Type:	9% LIHTC	Equity Factor - State	0.48

Sources and Uses Summary

Construction Sources

Construction Loan	\$8,600,000
Subordinate Loan	\$1,500,000
Third Mortgage	\$500,000
Grant	\$0
Bridge Loan	\$12,000,000
Federal Equity	\$2,191,639
State Equity	\$1,318,140
Total Construction Sources:	\$26,109,779

Permanent Sources

First Mortgage	\$8,600,000
Subordinate Loan	\$1,500,000
Third Mortgage	\$500,000
Grant	\$0
Federal Equity	\$10,958,193
State Equity	\$6,590,700
G.P. Equity	\$0
Deferred Developer Fee	\$1,094,787
Total Permanent Sources:	\$29,243,680

Debt Assumptions:

Construction Interest Rate	7.60%
Bridge Interest Rate	7.60%
First Perm Rate	6.75%
Subordinate Perm Rate	4.00%
Third Perm Rate	4.00%
DCR First Mortgage	1.39
DCR Subordinate Loan	1.23
DCR Third Mortgage	1.19

Uses

Pre-Development Costs	\$123,000
Acquisition	\$2,500,000
Construction	\$18,240,000
Construction Contingency	\$912,000
Financing Fees	\$2,248,458
DCA and Equity Fees	\$234,000
Prof Svc & Govt Fees	\$1,480,634
Developer's Fee	\$2,700,000
Reserves	\$804,764
Other Costs	\$0
Total Development Costs:	\$29,242,856

Year 1 Proforma

Revenues	\$1,480,452
Other Income	\$29,609
Amenities	\$0
Vacancy	(\$105,704)
Expenses	(\$374,500)
Mgmt Fee	(\$112,349)
Reserves	(\$28,800)
NOI	\$888,708
D/S First Mortgage	(\$641,302)
D/S Subordinate Loan	(\$79,699)
D/S Third Mortgage	(\$26,566)
Deferred Developer Fee	(\$90,000)
Asset Mgmt	(\$8,100)
Management Services Reserve	\$0
Cash Flow	\$43,040

Photos of TBG Residential Developments













Organizational Chart

ORGANIZATIONAL CHART

INSTRUCTIONS:

1. Complete all boxes applicable to the organizational chart for the Project Team Members down to an individual Principal for each entity
2. Entity Types have been provided in the chart, but can be changed by using the drop down menu in each section, as applicable
3. Indicate actual percentage of ownership in "%" boxes provided in each owner-related entity box for all sections. **The total ownership percentage must total 100% in the General Partner and Developer sections**
4. Use the Applicant Comment box below the chart to provide any additional information not adequately captured here. You can also provide a separate organizational chart as a supplement to this form

Project Name		Owner				Nonprofit Sponsor	
Summit at Hickory Creek		Summit at Hickory Creek, LP					

Managing GP 0.01%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	Federal Limited Partner
TBG Summit at Hickory Creek, LLC			

Managing GP 100.00%	GP Member 20.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	State Limited Partner
TBG GP Holdings, LLC		Canton Housing Authority				Cabretta Capital

Certifying Principal 40.00%		<< Select Role >> 0.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%	Applicant Comments The Federal Limited Partner will have a 98.99% interest in this partnership. The State Limited Partner will have a 1% interest in this partnership.
Kevin N. Buckner						
GP Member 60.00%	0.00%	0.00%	0.00%	0.00%	0.00%	

GP Member			<< Select Role >> 0.00%	<< Select Role >> 0.00%	<< Select Role >> 0.00%
Olivia B. Buckner (20%)/ Bradley K. Smith (20%), Sarah C. Buckner (20%)					

Other Developer 100.00%		<< Select Role >> 0.00%
Summit at Hickory Creek Development, LLC		

Certifying Developer 80.00%	Other Developer 20.00%			<< Select Role >> 0.00%	<< Select Role >> 0.00%
TBG Development Services, Inc. (Certifying Entity: Kevin N. Buckner 100%)		Canton Housing Authority			

Applicant Comments

There is an identity of interest between the ownership, development, management and construction entities for this project. Kevin Buckner is the Managing Member of the Certifying General Partner. The Project Team includes Kevin

Organizational Chart

Buckner (40%), Bradley K. Smith (20%), Olivia Buckner (20%), and Sarah Buckner (20%) of ownership. This team was previously qualified in the 2025 9% Round. Kevin Buckner is also the sole Shareholder of the development company (TBG Development Services, Inc.), the property management company (TBG Management, Inc.) and the general contractor (TBG Construction, Inc.).

The Certifying Entity of TBG Development Services, Inc. is Kevin N. Buckner and Kevin N. Buckner retains 100% of TBG Development Services, Inc.



1400 Oakside Drive #76
Canton, GA 30114
Main: 770-479-4969 Fax: 770-479-8118
TDD: 770-479-6988

1/15/2026

To Whom It May Concern,

The Canton Housing Authority is currently working in partnership with TBG Residential on the development of Summit at Hickory Creek, a proposed age-restricted (55+) affordable housing community located in the City of Canton. The Housing Authority supports this development and intends to serve as a project partner, with participation in both the ownership and development of the community.

We believe Summit at Hickory Creek will help address the critical need for attainable senior housing in Canton and look forward to continued collaboration with TBG Residential throughout the development process.

With great Sincerity,

Jacquelyn Loberg
Executive Director
Canton Housing Authority

Responses to Question #1

Canton Roadmap for Success

Summit at Hickory Creek is consistent with and directly advances the goals outlined in the Canton Roadmap for Success, particularly those focused on creating safe, attractive, and connected neighborhoods, supporting economic success, and promoting environmental sustainability.

The proposed development addresses a critical housing need for aging seniors, a population that is increasingly challenged by rising housing costs and the physical demands of maintaining single-family homes. Too often, long-time Canton residents are forced to leave the community they have lived in for decades due to affordability or maintenance barriers. By providing attainable, age-restricted housing, Summit at Hickory Creek allows seniors to remain connected to their community, preserving the social fabric and continuity that has long defined the City of Canton.

The project also advances economic success, another core objective of the Canton Roadmap. Affordable housing developed through the Low-Income Housing Tax Credit program generates significant economic benefits; for every \$1 invested in LIHTC housing, approximately \$5.79 is generated in economic activity. Summit at Hickory Creek will contribute to local job creation, increased spending, and long-term economic stability while meeting an essential housing need.

Environmental stewardship and connectivity are also central to the project's design. A significant portion of the site will remain undeveloped, preserving the natural environment and maintaining open space that can support future walking trails and recreational opportunities. The development is intentionally designed to minimize disturbance to existing land while enhancing the site through thoughtful landscaping and natural buffers.

In addition, the project will undergo thorough third-party environmental testing and will meet recognized green building standards. Summit at Hickory Creek is planned to pursue National Green Building Standard (NGBS) certification, an ANSI-approved, third-party verified system that ensures high standards for energy efficiency, water conservation, resource efficiency, indoor environmental quality, and site design. The NGBS certification process involves rigorous scoring, professional verification, and final inspection, resulting in healthier, more sustainable, and cost-effective housing with lower long-term operating costs.

Through its focus on senior housing stability, economic impact, environmental preservation, and sustainable design, Summit at Hickory Creek is fully aligned with the

Canton Roadmap for Success and represents a thoughtful, long-term investment in the City's future.

Canton Housing Study

Summit at Hickory Creek directly addresses the needs and trends identified in the Canton Housing Study, which highlights growing affordability challenges and a declining share of multifamily housing within the City. According to the study, nearly 40 percent of Canton households are cost-burdened, with renters experiencing an even higher level of housing stress. More than 50 percent of renter households are cost-burdened, and the burden is most severe among lower-income households, where over 90 percent of households earning less than \$20,000 annually are cost-burdened.

The persistence of housing cost burden among low- and moderate-income households indicates a significant unmet need for affordable rental housing, particularly for renters. As the proportion of multifamily housing continues to decline, the availability of attainable rental options has become increasingly constrained, exacerbating affordability challenges across the community.

Summit at Hickory Creek responds directly to these conditions by providing 96 units of affordable, age-restricted housing in Phase I, with the potential for an additional 96 units in a future Phase II. The development leverages a combination of public and private partnerships, including participation from the City of Canton Housing Authority and other local stakeholders, to deliver high-quality housing that expands affordability, supports housing stability, and advances the goals identified in the Housing Study.

Canton Urban Redevelopment Plans

While Summit at Hickory Creek is located just outside the targeted geographic boundaries of Canton's Urban Redevelopment Plans, the project strongly advances the core goals and policy objectives of these plans. The Urban Redevelopment Plans emphasize the need for adequate and affordable housing options, economic vitality, and the creation of diverse, sustainable neighborhoods—priorities that are directly supported by the proposed development.

Summit at Hickory Creek responds to a well-documented shortage of affordable and attainable housing within Canton and the broader Cherokee County area. By delivering age-restricted housing affordable to households earning 30 percent to 80 percent of Area Median Income, the project promotes a diverse housing stock and serves a wide range of income levels that are often underserved in the local market.

In addition, the development supports the Urban Redevelopment Plans' emphasis on strengthening the local workforce by enabling residents to live closer to their places of employment, reducing commute times and transportation costs while supporting local businesses and services. Although located just outside the formal redevelopment boundary, Summit at Hickory Creek functions as a complementary development that reinforces the broader objectives of Canton's redevelopment strategy by expanding housing choice, improving affordability, and supporting long-term community stability

Responses to Question #2

Who is TBG Residential?

TBG Residential is a vertically integrated affordable housing developer with in-house development, construction, and property management capabilities. TBG serves as the long-term owner of its developments, constructs its own projects, and manages its properties internally with full-time, on-site property management to ensure high-quality operations and long-term asset stewardship. TBG Residential specializes exclusively in LIHTC-financed affordable housing, and every community developed by the company has utilized Low-Income Housing Tax Credits. This consistent focus reflects TBG's extensive experience with LIHTC structuring, compliance, and long-term asset management.

Kevin Buckner is the Principal and CEO of TBG Residential and brings over 40 years of real estate and management experience, including more than 20 years specializing in affordable housing. Brad Smith, Senior Vice President, oversees TBG's property management operations and has over 30 years of development and management experience, with 20+ years focused on LIHTC housing, working closely with regional and on-site staff to ensure efficient operations and compliance.

Mike Brandt, Senior Vice President of Construction, has over 40 years of construction experience and leads TBG's in-house construction operations alongside Olivia Buckner. Amelia Johnson, Vice President of Development, brings more than 30 years of development experience, specializing in LIHTC-financed projects. Sarah Buckner and Anna Marie Fulbright serve as Senior Development Managers and each have nearly a decade of experience specializing in LIHTC development.

Description of the Proposed Project

Summit at Hickory Creek is a proposed senior attainable housing community designed to serve residents aged 55 and older. The project will be developed in two separate phases, with this application specifically requesting approval and funding for Phase I only.

The project is located off Bluffs Parkway, adjacent to the new Cherokee High School, on a site totaling approximately 32 acres. Phase I and Phase II will each occupy approximately 16 acres. Phase II is planned to mirror Phase I in design and scale, with an additional 96 units, but is not included in this application. TBG Residential purchased all 32 acres in December 2025 and is the current landowner.

Phase I will consist of a 4-story residential building comprising 96 senior housing units. The development will provide high-quality, age-restricted housing with a focus on affordability, accessibility, and community amenities tailored to senior residents. A substantial portion

of the property will remain undeveloped, creating a secure and private environment for residents and preserving a large tree save area that provides natural buffers and scenic, landscaped views.

The property is currently entitled for a total of 251 units, or 125 units per phase; however, TBG Residential is intentionally proposing 96 units per phase, which is below the allowable density. This approach supports appropriate site density, enhances livability for residents, and ensures compatibility with surrounding land uses.

All of TBG Residential's development experience consists of garden-style apartment communities similar in scale and design to Summit at Hickory Creek; attached materials include representative elevation concepts for the proposed development, as well as photographs of previously completed communities that demonstrate TBG's design quality and execution.

Project Budget and Funding Resources

The project is anticipated to be financed through a combination of public and private funding sources typical of affordable senior housing developments, including Low-Income Housing Tax Credits (LIHTC), debt financing, and other local, state, or federal funding programs as available. A project summary will be provided as part of the submission.

Phase I will provide a mix of one-, and two-, bedroom units designed to meet the needs of senior households at a range of income levels. The development will serve residents earning 30%, 50%, 60%, and 80% of the Area Median Income, with projected incomes ranging from \$24,000 to \$73,000. Affordable rental rates are anticipated to range from \$630 to \$1,630 for one-bedroom units and \$690 to \$1,900 for two-bedroom units.

The project's financing team includes long-standing partners with extensive experience in affordable housing transactions. Synovus Bank, with whom TBG Residential has a long and successful relationship, will serve as both the federal tax credit equity provider and the construction lender for the project. Regions Bank is proposed as the permanent lender, providing long-term debt financing upon stabilization. Cabretta Capital will serve as the state tax credit equity provider. In addition, TBG Residential is hopeful to receive continued support through a loan from either the City of Canton Housing Authority or United Bank, further strengthening the project's capital stack.

Experience Managing LIHTC and Affordable Housing Projects

TBG Residential has extensive experience in the development, construction, and long-term management of affordable housing communities, including projects financed through the Low-Income Housing Tax Credit (LIHTC) program. As a vertically integrated organization,

TBG serves as the long-term owner of its properties and performs development, construction, and property management functions in-house. TBG Residential specializes exclusively in LIHTC-financed affordable housing, and every community developed by the company has utilized Low-Income Housing Tax Credits. This structure allows for strong coordination throughout the life of each project and ensures consistent oversight, compliance, and operational performance.

To date, TBG Residential has completed 24 affordable housing communities across Georgia, Alabama, and Tennessee and currently owns and operates 19 communities, with an additional three developments under construction. Through these efforts, TBG has delivered 1,843 affordable housing units and is projected to reach 2,000 units developed by 2026. The company has successfully managed LIHTC demonstrating a deep understanding of regulatory compliance, asset management, and resident services. All of TBG's communities maintain around 90-100% occupancy at all times.

TBG Residential's experienced staff includes professionals with substantial expertise in LIHTC compliance, reporting, lease-up, and long-term operations. Properties are supported by full-time, on-site property management, ensuring responsive service to residents and adherence to all program requirements. TBG's consistent performance across its portfolio reflects its commitment to providing high-quality, sustainable affordable housing and to serving as a responsible long-term owner and community partner.

GICH Experience

TBG Residential has successfully partnered with three Georgia Initiative for Community Housing (GICH) communities and has received both the GICH point and DCA Low-Income Housing Tax Credit awards for each project. These developments include Taylor Village in Hawkinsville, Georgia, a 68-unit family community completed through a historic adaptive re-use and awarded credits in the 2016 DCA cycle; Legion Park in Warrenton, Georgia, a 72-unit family development located within the City's Urban Redevelopment Plan and awarded credits in the 2020 cycle; and Hazel Park in Douglasville, Georgia, a 90-unit senior housing community developed within the City's Urban Redevelopment Plan and awarded credits in the 2021 cycle. In addition, the City of Canton has awarded TBG Residential its GICH point in each of the last two funding cycles, further demonstrating TBG's strong history of collaboration with local governments and its ability to successfully secure community support.

Project Team

TBG Residential will lead the Summit at Hickory Creek development through its fully integrated platform. TBG Development Services, Inc. will serve as the development entity and will be responsible for project planning, financing, and overall coordination. TBG Construction, Inc. will act as the general contractor, providing in-house construction management and ensuring quality control, schedule adherence, and cost efficiency. TBG Management Services, Inc. will serve as the property manager and will be responsible for lease-up and long-term operations, including full-time, on-site management.

The development team is supported by experienced third-party consultants. Martin Riley Associates will serve as the project architect and is responsible for architectural design and elevations. Moore Civil Consulting will provide civil engineering services, including site design and infrastructure coordination. Terracon will serve as the environmental consultant and accessibility specialist, providing environmental review services and ensuring compliance with applicable accessibility requirements. Coleman Talley will serve as legal counsel, offering expertise in affordable housing and LIHTC-related matters.

In addition, the City of Canton Housing Authority will be an active project partner and a member of the development team, further strengthening the project through close collaboration, public-sector experience, and community alignment.

Responses to Question #3

Local Partnerships

TBG Residential is fully committed to incorporating local input and collaboration throughout the planning, development, and long-term operation of Summit at Hickory Creek. TBG has been actively working with the City of Canton Housing Authority for more than two years on this development, establishing a strong partnership rooted in shared goals for high-quality, attainable senior housing. The Housing Authority will play an ongoing role in the project through ownership and development participation, further aligning the community's success with local priorities.

In addition, since August, TBG Residential, Canton Housing Authority, and MUST Ministries have been jointly participating in a multi-month, intensive program focused on the delivery of supportive services at Summit at Hickory Creek. As part of this effort, the project team applied to the Georgia Department of Community Affairs' highly competitive Supporting Housing Institute, which received applications from nearly 40 developers and project partners, with only six teams selected statewide. Through this initiative, TBG plans to partner with MUST Ministries to provide supportive services to future residents, ensuring that Summit at Hickory Creek not only offers quality housing but also meaningful support that enhances resident stability and well-being.

Responses to Question #4

Community Engagement Plan

Guiding Principles

Community engagement for Summit at Hickory Creek is guided by the following principles:

- Early engagement prior to final design and construction
- Transparency regarding project scope, phasing, and operations
- Inclusivity of nearby residents, community partners, and service providers
- Responsiveness to community input
- Ongoing collaboration throughout the life of the community

Accessibility and Local Presence

As an Atlanta-based developer with close physical proximity to Canton, TBG Residential will maintain a strong and consistent presence within the community and will be readily accessible for in-person meetings and discussions. TBG plans to host community meetings at the Canton Public Library, providing a centrally located, familiar, and publicly accessible venue for residents to engage with the project team. This local accessibility ensures community members have convenient opportunities to ask questions, share feedback, and remain informed throughout the development process.

Pre-Development and Early Engagement

TBG Residential has been actively working with the City of Canton and the City of Canton Housing Authority for more than two years in the planning of Summit at Hickory Creek. Upon award, and prior to initiating the formal design process, TBG will host meetings with surrounding neighbors and nearby residents to review preliminary design concepts. These meetings will provide an opportunity for community members to offer input on site layout, building massing, access, landscaping, and neighborhood compatibility, allowing local feedback to meaningfully inform the project's design. We will advertise in local newspapers and send out mailers to nearby residents. The goal is to eventually create personal relationships where TBG and or residents can reach out directly over time.

In addition, when TBG previously pursued rezoning for the site, the development team conducted a community meeting for nearby residents, demonstrating TBG's commitment to proactive engagement and open dialogue even prior to formal approvals.

Community Quarterback Board

In partnership with the City of Canton Housing Authority, TBG Residential will establish a Community Quarterback Board to support ongoing engagement, coordination, and service alignment at Summit at Hickory Creek. The board will be comprised of local service providers and community partners with whom the Housing Authority has an established history of collaboration. TBG and the Housing Authority will also invite input from neighboring residents regarding additional organizations or individuals they would like to see represented on the board, including opportunities for interested community members to participate directly.

Anticipated Community Quarterback Board partners include:

- Cherokee Area Transit System
- Bethesda Community Clinic
- Cherokee County Senior Services
- Cherokee Family Violence Center

Ongoing Outreach and Communication

Throughout development and construction, TBG Residential will provide clear points of contact for community members to address questions or concerns. Following lease-up, TBG Management Services, Inc. will maintain full-time, on-site management, ensuring continued responsiveness to residents and neighbors. Community input will continue to be encouraged through resident meetings, coordination with the Community Quarterback Board, and engagement with local stakeholders.

Accountability and Commitment

TBG Residential is committed to maintaining open communication and responding to community feedback in a timely and meaningful manner. Input gathered through this engagement process will be thoughtfully considered and incorporated where feasible. Through this policy, TBG affirms that community engagement at Summit at Hickory Creek is

an ongoing responsibility and a core component of delivering a well-integrated, community-supported development aligned with the long-term goals of the City of Canton.

Response to Desirability #5

Summit at Hickory Creek is located in a highly desirable area of Canton and Cherokee County, where demand for attainable senior housing significantly exceeds supply. Affordable housing options for seniors are limited throughout the county, and the City of Canton Housing Authority currently maintains a substantial waiting list, underscoring the urgent need for additional age-restricted, income-qualified housing opportunities. The waitlist approximately has 281 seniors looking for affordable housing. As the senior population continues to grow, the lack of new affordable senior housing has further constrained availability for low- and moderate-income households.

A market study conducted by Real Property Research Group confirms strong demand for senior housing in the Primary Market Area, with nearly 1,000 new senior households projected annually over the next three years and more than 1,300 income-qualified senior renter households—a figure that increases to over 1,700 households with project-based rental assistance. Existing senior LIHTC communities in the area are fully occupied with waiting lists, while market-rate senior properties are priced well above the proposed rents at Summit at Hickory Creek.

Given its location, affordability, and thoughtful design, Summit at Hickory Creek is well-positioned to meet a critical housing need without negatively impacting existing rental communities. The project is expected to lease quickly and stabilize efficiently, providing much-needed, high-quality attainable housing for seniors while supporting the long-term housing goals of Canton and Cherokee County.

Response to Question #6

Summit at Hickory Creek will offer strong accessibility and convenient proximity to community amenities. Residents will have access to Cherokee Area Transit, an on-call public transportation system that provides seniors with an affordable and reliable mobility option. In addition, the community will provide adequate on-site parking for residents who choose to utilize personal vehicles, ensuring flexibility and ease of access for all residents.

The following amenities are listed below:

Table 3 Key Facilities and Services

Establishment	Type	Address	Driving Distance
United States Postal Service	Post Office	2400 Riverstone Blvd	0.4 mile
United Community	Bank	2215 Riverstone Blvd	0.5 mile
Chase Bank	Bank	1453 Riverstone Pkwy Ste 100	0.7 mile
Publix Super Market	Grocery	1451 Riverstone Pkwy	0.8 mile
Cherokee County Fire Marshal's Office	Fire Department	1130 Bluffs Pkwy	0.8 mile
Piedmont Physicians of Canton	Medical	15 Reinhardt College Pkwy #100	1 mile
RaceTrac	Convenience Store	1465 Riverstone Pkwy	1 mile
J. Christopher's	Restaurant	1437 Riverstone Pkwy Suite 100	1 mile
Peachtree Immediate Care	Medical	720 Transit Ave Suite 101	1.1 miles
Walmart Supercenter	General Retail	1550 Riverstone Pkwy	1.6 miles
ALDI	Grocery	553 Riverstone Pkwy	1.7 miles
Walgreens Pharmacy	Pharmacy	120 Marietta Hwy	2.2 miles
Sequoyah Regional Library System	Public Library	116 Brown Industrial Pkwy	2.3 miles
New Georgian Hills Restaurant	Restaurant	69 Waleska St	2.4 miles
Target	General Retail	2022 Cumming Hwy	2.7 miles
The Mill on Etowah	Mall	225 Reformation Pkwy	2.7 miles
Canton Police Department	Police Department	151 Elizabeth St	2.9 miles
Etowah River Park	Public Park	600 Brown Industrial Pkwy	3.1 miles
Northside Hospital Cherokee	Hospital	450 Northside Cherokee Blvd	4.1 miles
Cherokee County Senior Services	Senior Center	1001 Univeter Rd	8.3 miles

Source: Field and Internet Research, RPRG, Inc.

Response to Question #7

TBG Residential has a strong history of prioritizing the engagement of minority- and women-owned business enterprises (MBE/WBE) throughout the development and operation of its affordable housing communities and remains committed to continuing this practice. TBG has prioritized MBE/WBE engagement on the majority of all their developments as such participation is a standard and ongoing business practice across the company's portfolio.

TBG actively seeks to work with qualified MBE/WBE firms in both the soft and hard cost components of its projects, including professional services, construction trades, and ongoing operations. For Summit at Hickory Creek, TBG commits to engaging qualified MBE/WBE businesses in amounts no less than 10% of total construction hard costs, representing an estimated investment of \$1.8 million. This commitment reflects TBG Residential's dedication to inclusive economic participation and meaningful opportunities for diverse businesses within the communities it serves.

Furthermore, the majority of TBG's development team is comprised of women and the Vice President of Construction is also a woman.