

**Project Narrative**  
National Church Residences at Ash Branch  
Pembroke, Bryan County

National Church Residences at Ash Branch will provide 60-affordable units of new construction housing for seniors 55+ and over on 3.88 acres in Pembroke, Bryan County, GA. Pembroke, GA is located approximately 30 miles West of Savannah. Pembroke is the county seat for Bryan County and maintains an active downtown. The site is well located and within walking distance to City Hall and retail and commercial amenities.

This two-story elevator building will include a unit mix of 50 one-bedroom units and 10 two-bedroom units. In order to serve some of the most vulnerable in the community, 20% of the units will serve extremely low income households at 30% AMI with remaining units targeting households at 60% AMI. Community amenities will include on-site property management and service coordinator offices, wellness center with wellness library, large community space with kitchen, fenced community garden, gazebo, and a laundry facility.

As the nation's largest non-profit owner and manager of affordable senior housing, National Church Residences is well-suited to serve the senior residents of this proposed development. National Church Residences will develop, own and manage National Church Residences at Ash Branch. National Church Residences has a 50-year history of being an innovative leader in integrating homes and supportive services for vulnerable individuals, enabling them to live healthier and more satisfying lives. National Church Residences has developed more than 22,000 units of housing to meet the needs of low-income residents across the United States, and has a commitment to developing and operating housing and services of the highest quality.

Based on National Church Residences' extensive experience with low-income seniors, the project will be designed to provide the amenities and services that will allow senior residents to enjoy maximum independence, providing a platform for residents to age-in-place.

#### PRIME LOCATION

The proposed development is ideally located within walking distance to all of downtown Pembroke. There are multiple banks, churches, restaurants, community centers, gas stations, and department stores all less than 2 miles from the project site.

#### STRONG MARKET VIABILITY

The Pembroke rental market is strong with market occupancy at 95.6%. The subject's proposed rents have a 55-5% discount to market rents depending on unit size and AMI and are expected to be very competitive with the existing properties. There are multiple pharmacies, convenience stores, department stores, banks and restaurants within close proximity of the site. In addition, schools and health care facilities are located within a reasonable distance from the subject.

#### ENHANCED AMENITIES

Through 50+ years of experience, National Church Residences has learned the importance of flexibility in project design and amenities when constructing or rehabilitating senior housing. When a resident first moves into senior affordable housing such as National Church Residences at Ash Branch, they typically have a more independent and active lifestyle. As time advances, residents become frailer and their dependency on supportive services in the community intensifies, making the accessible design features of a building a necessity rather than a luxury. With the costs of health care rising, more senior residents are opting to remain in independent living communities longer versus moving into assisted living facilities. To assist the residents in remaining independent and self-sufficient, or "Home for Life", it is crucial that additional supportive services and design amenities be provided upfront or that a quick and inexpensive modification can be provided when the need arises.

Design features that promote this philosophy include 100% of the units and common space accessible and adaptable, elevator serviced building, interior furnished gathering areas, handrails in all hallways, emergency pull-cords, and wider turn radius in unit's kitchens and bathrooms.

#### SERVICE ENRICHED SENIOR HOUSING

To ensure the resident needs are being met, a part time on-site Service Coordinator will be added for the benefit of National Church Residences at Ash Branch residents. The expense for Service Coordinator is included in the operating budget. The primary role of the service coordinator will be to identify the needs of each resident and coordinate with the appropriate service providers. Both the Property Manager and Service Coordinator will encourage the residents to participate in the services provided, especially those residents that have identified needs related to the program topics.

National Church Residences created an electronic decision-making tool, Care Guide, which enables Service Coordinators to track health and outcome data on residents. The Service Coordinator assesses residents (Care Guide) and identifies needs throughout the building. Based on these needs, the Service Coordinator determines the most appropriate agencies to serve the building. For example, because Care Guide evidences that 40% of assessed residents have diabetes, an increased focus is placed on partnering organizations with expertise concerning diabetes/wellness programming and appropriate exercise and culinary options.

Care Guide's main goals include: (1) an increase in access to physician care, (2) a decrease in hospitalizations and emergency room (ER) usage, (3) a decrease in hospital readmissions, and (4) a decrease in unnecessary move-outs to a higher level of care. Care Guide contributes to National Church Residences' goals of helping residents stay healthy and age in place – improving their stability and quality of life while proactively decreasing the strain on healthcare costs associated with the nation's rapidly increasing elderly population.

#### SERVICE PARTNER

National Church Residences at Ash Branch has signed an MOU with, A Hand to Hold. This partnership will bring a variety of services to residents on-site including blood pressure checks, diabetes monitoring, chronic health education and Hospital to Home Care transition at no cost to residents.

#### DEVELOPMENT TEAM MEMBERS

National Church Residences has a 50-year history of being an innovative leader in integrating homes and supportive services for vulnerable individuals, enabling them to live healthier and more satisfying lives. National Church Residences has developed more than 22,000 units of housing to meet the needs of low-income residents across the United States, and has a commitment to developing and operating housing and services of the highest quality. National Church Residences is supported by an experienced development team, including Foley Design Associates Architects, Inc. (architect) and Arnall Golden and Gregory LLP (real estate attorney).

**PART ONE - PROJECT INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

Please note:

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

DCA Use ONLY - Project Nbr:

**2017-001**

**May Final Revision**

I. DCA RESOURCES	LIHTC (auto-filled from later entries) <span style="float: right;">\$ 664,310</span>	DCA HOME (from Consent Form) <span style="float: right;">\$ -</span>
II. TYPE OF APPLICATION	Competitive Round -----> <span style="color: red;">Pre-Application Number (if applicable) - use format 2017PA-###</span>	PA17-058
	<span style="color: red;">Have any changes occurred in the project since pre-application?</span>	Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? No If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:   DCA Project Nbr previously assigned  

Has the Project Team changed?   If No, what was the DCA Qualification Determination for the Team in that review? << Select Designation >>

**III. APPLICANT CONTACT FOR APPLICATION REVIEW**

Name	Matthew D. Rule		Title	Senior Vice President, Housing Develop
Address	2335 North Bank Drive		Direct Line	(614) 273-3539
City	Columbus		Fax	(614) 451-0351
State	OH	Zip+4	Cellular	(614) 579-4588
Office Phone	(614) 273-3539	Ext.	E-mail	mrule@nationalchurchresidences.org

(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

**IV. PROJECT LOCATION**

Project Name	National Church Residences at Ash Branch		Phased Project?	No
Site Street Address (if known)	104 Ash Branch Road		DCA Project Nbr of previous phase:	
Nearest Physical Street Address *	104 Ash Branch Road		Scattered Site?	No
Site Geo Coordinates (##.#####)	Latitude: 32.141863N	Longitude: 81.621278W	Nbr of Sites	1
City	Pembroke	9-digit Zip**	Acreage	3.8800
Site is predominantly located:	Within City Limits	County	Census Tract Number	9201.02
In USDA Rural Area?	Yes	In DCA Rural County?	QCT?	No
		No	DDA?	No
		Overall: Rural	HUD SA:	MSA Savannah

Congressional	State Senate	State House
1	1	160

If on boundary, other district:  

Political Jurisdiction	City of Pembroke		Website	pembroke.ga.net
Name of Chief Elected Official	Judy Cook	Title	Mayor	
Address	PO Box 130		City	Pembroke
Zip+4	31321-0000	Phone	(91) 265-3413	Email
				mayer@pembroke.ga.net

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

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

Legislative Districts: <http://volesmart.org/>

**V. PROJECT DESCRIPTION**

**A. Type of Construction:**

New Construction	60	Adaptive Reuse:	Non-historic 0	Historic 0
Substantial Rehabilitation	0	Historic Rehab		0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:		

**PART ONE - PROJECT INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**B. Mixed Use**

No

**C. Unit Breakdown**

	PBRA	
Number of Low Income Units	60	0
Number of 50% Units	12	0
Number of 60% Units	48	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	60	
Common Space Units	0	
Total Units	60	

**E. Buildings**

Number of Residential Buildings	1
Number of Non-Residential Buildings	0
Total Number of Buildings	1

**F. Total Residential Parking Spaces**

60

**D. Unit Area**

Total Low Income Residential Unit Square Footage	44,140
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	44,140
Total Common Space Unit Square Footage	0
Total Square Footage from Units	44,140

Total Common Area Square Footage from Nonresidential areas	18,810
Total Square Footage	62,950

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

If Other, specify:

If combining Other with Family or Sr, show # Units:	Family	[ ]	Elderly	[ ]
	HFOP	[ ]	Other	[ ]
% of Total Units		5.0%	Required:	5%
% of Units for the Mobility-Impaired		66.7%	Required:	40%
% of Total Units		3.3%	Required:	2%

**VI. TENANCY CHARACTERISTICS**

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

HFOP

**B. Mobility Impaired**

Nbr of Units Equipped:	3
Roll-In Showers	2

**C. Sight / Hearing Impaired**

Nbr of Units Equipped:	2
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**VII. RENT AND INCOME ELECTIONS**

**A. Tax Credit Election**

40% of Units at 60% of AMI

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

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

**VIII. SET ASIDES**

**A. LIHTC:**

Nonprofit	Yes
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**B. HOME:**

CHDO	No
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(must be pre-qualified by DCA as CHDO)

**IX. COMPETITIVE POOL**

Rural

**X. TAX EXEMPT BOND FINANCED PROJECT**

Issuer:					Inducement Date:		
Office Street Address					Applicable QAP:		
City		State	Zip+4		T-E Bond \$ Allocated:		
Contact Name		Title			E-mail		
10-Digit Office Phone		Direct line		Website			

**PART ONE - PROJECT INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND**

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
National Church Residence	True Light Haven	Direct	7		
National Church Residence	National Church Residences at Ash Branch	Direct	8		
National Church Residence	National Church Residences at Willowbrook	Direct	9		
The Hineshouse Development Inc.	National Church Residences at Willowbrook	Direct	10		
5			11		
6			12		

D. Names of Projects in which the Owner, Developer and Consultant(s) and each of its principals is partnering with an inexperienced unrelated entity for purposes of meeting DCA Experience Requirements:

Project Participant	Name of Project	Project Participant	Name of Project
Hinesville Housing Authority	National Church Residences at Willowbrook	7	
2		8	
3		9	
4		10	
5		11	
6		12	

**XII. PRESERVATION**

**A. Subsequent Allocation**

Year of Original Allocation

Original GHFA/DCA Project Number

First Year of Credit Period

Expiring Tax Credit (15 Year)

Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project

Last Building ID Nbr in Project

**B. Expiring Section 8**

**C. Expiring HUD**

HUD funded affordable nonpublic housing project

HUD funded affordable public housing project

**PART ONE - PROJECT INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**XIII. ADDITIONAL PROJECT INFORMATION**

**A. PHA Units**

Is proposed project part of a local public housing replacement program?		No
Number of Public Housing Units reserved and rented to public housing tenants:		0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:	0%
	Households on Waiting List:	0%
Local PHA	Contact	
Street Address	Direct line	
City	Zip+4	Cellular
Area Code / Phone	Email	

<b>B. Existing properties: currently an Extension of Cancellation Option?</b>	No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
<b>New properties: to exercise an Extension of Cancellation Option?</b>	Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5

**C. Is there a Tenant Ownership Plan?** No

**D. Is the Project Currently Occupied?** No

If Yes ----->:	Total Existing Units	
	Number Occupied	
	% Existing Occupied	

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

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

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

Acquisition	
Rehab	
New Construction	October 15, 2019

**XIV. APPLICANT COMMENTS AND CLARIFICATIONS**

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

<p>The unit count has changed from the pre-application. At pre-application, the unit count was 56 and the unit count has increased to 60 units.</p> <p>The project is designated Rural according to USDA and is confirmed in Tab 00. Although in Section IV above, it states Bryan County is not a DCA rural county, it is listed on teh DCA Rural County sheet in Exhibit A to Appendix II of the 2017 QAP.</p> <p>The Project Team has not changed from Pre-Application.</p> <p>The Architectural Waiver is included in Tab 18.</p>	
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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**I. OWNERSHIP INFORMATION**

**A. OWNERSHIP ENTITY**

Office Street Address  
City  
State  
10-Digit Office Phone / Ext.  
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)

Pembroke GA Senior Housing Limited Partnership				Name of Principal		Matthew D. Rule
2335 North Bank Drive				Title of Principal		Senior VP, Housing Develop
Columbus		Fed Tax ID:		Direct line		(614) 273-3539
OH	Zip+4	43220-0000	Org Type:	For Profit	Cellular	
				E-mail		mrule@nationalchurchresidences.org

\* Must be verified by applicant using following website:

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

**B. PROPOSED PARTNERSHIP INFORMATION**

**1. GENERAL PARTNER(S)**

**a. Managing Gen'l Partner**

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

National Church Residences of Pembroke GA LLC				Name of Principal		Matthew D. Rule
2335 North Bank Drive				Title of Principal		Senior VP, Housing Develop
Columbus		Website		Direct line		(614) 273-3539
OH	Zip+4	43220-0000		Cellular		(614) 579-4588
(614) 273-3539				E-mail		mrule@nationalchurchresidences.org

**b. Other General Partner**

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

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

**c. Other General Partner**

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

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

**2. LIMITED PARTNERS (PROPOSED OR ACTUAL)**

**a. Federal Limited Partner**

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

NHT Equity LLC				Name of Principal		Lore Little
2335 North Bank Drive				Title of Principal		Vice President
Columbus		Website		Direct line		
OH	Zip+4	43220-5423		Cellular		
(614) 451-9929				E-mail		llittle@naht.org

**b. State Limited Partner**

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

Sugar Creek Capital				Name of Principal		Chris Hite
1819 Peachtree Road				Title of Principal		President
Atlanta		Website		Direct line		
GA	Zip+4	30309-0000		Cellular		
(404) 343-1062				E-mail		chite@sugarcreekcapital.com

**3. NONPROFIT SPONSOR**

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

National Church Residences				Name of Principal		Matthew D. Rule
2335 North Bank Drive				Title of Principal		Senior VP, Housing Develop
Columbus		Website		Direct line		(614) 273-3539
OH	Zip+4	43220-5423		Cellular		(614) 579-4588
(614) 273-3539				E-mail		mrule@nationalchurchresidences.org

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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**II. DEVELOPER(S)**

**A. DEVELOPER**

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

National Church Residences				Name of Principal	Matthew D. Rule
2335 North Bank Drive				Title of Principal	Senior VP, Housing Develop
Columbus		Website	www.nationalchurchresidences.org	Direct line	(614) 273-3539
OH		Zip+4	43220-5423	Cellular	(614) 570-4588
(614) 273-3539		E-mail	mrule@nationalchurchresidences.org		

**B. CO-DEVELOPER 1**

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

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

**C. CO-DEVELOPER 2**

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

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

**D. DEVELOPMENT CONSULTANT**

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

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

**III. OTHER PROJECT TEAM MEMBERS**

**A. OWNERSHIP CONSULTANT**

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

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

**B. GENERAL CONTRACTOR**

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

TBD				Name of Principal	
				Title of Principal	
		Website		Direct line	
		Zip+4		Cellular	
		E-mail			

**C. MANAGEMENT COMPANY**

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

National Church Residences				Name of Principal	Steve Bodkin
2335 North Bank Drive				Title of Principal	SVP, COO Housing
Columbus		Website	www.nationalchurchresidences.org	Direct line	
OH		Zip+4	43220-5423	Cellular	
		E-mail	sbodkin@nationalchurchresidences.org		

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>D. ATTORNEY</b>	Arnall Golden Gregory LLP			Name of Principal	Jeff Adams
Office Street Address	171 17th Street Suite 2100			Title of Principal	Partner
City	Atlanta	Website		Direct line	(404) 873-7014
State	GA	Zip+4	30363-1031	Cellular	
10-Digit Office Phone / Ext.	(404) 873-8500	E-mail	jeffrey.adams@agg.com		

<b>E. ACCOUNTANT</b>	Plante Moran			Name of Principal	Gregg Harris
Office Street Address	250 South High Street, Suite 100			Title of Principal	Associate
City	Columbus	Website	plantmoran.com	Direct line	
State	OH	Zip+4	43125-0000	Cellular	
10-Digit Office Phone / Ext.	(614) 222-9156	E-mail	gregg.harris@plantmoran.com		

<b>F. ARCHITECT</b>	Foley Design Associates Architects, Inc.			Name of Principal	William Foley
Office Street Address	950 Lowery Blvd. N.W.			Title of Principal	President
City	Atlanta	Website	foleydesign.com	Direct line	
State	GA	Zip+4	30318-0000	Cellular	(678) 409-6042
10-Digit Office Phone / Ext.		E-mail	billfoley@foleydesign.com		

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

<b>A. LAND SELLER</b> (If applicable)	Downtown Development Authority	Principal	Tiffany Walraven	10-Digit Phone / Ext.	
Office Street Address	PO Box 130			City	Pembroke
State	GA	Zip+4	31321-0000	E-mail	tiffany.walraven@pembroke.ga.net

**B. IDENTITY OF INTEREST**

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	Yes	National Church Residences is one of the 13 non-profit members of Stewards for Affordable Housing for the Future (SAHF). SAHF is an affiliate of NAHT
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	



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8. Other

Yes	National Church Residences of Pembroke GA LLC is the managing general partner of the project owner, Pembroke GA Senior Housing Limited Partnership. National Church Residences: (i) is the sole member of National Church Residences of Pembroke GA LLC, (ii) is the developer of the project, and (iii) will be the property manager of the project. There is an identity of interest between the General Partner of the Project Owner, the Developer, and the Property Manager.
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**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

**C. ADDITIONAL INFORMATION**

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?	2. Is entity a MBE/WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? <b>If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.</b>	
	<i>If yes, explain</i> briefly in boxes below and either use Comment box or attach explanation.				Yes/No	Yes/No
Managing Genrl Prtnr	No	No	For Profit	0.0100%	Yes	The managing General Partner will be National Church Residences of Pembroke GA LLC, which has as its sole member National Church Residences. An identity of interest exists between the General Partner and the Developer, Non-Profit Sponsor and Property Manager, all entities which have National Church Residences as its parent company and all roles which will be filled by National Church Residences.
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	
State Ltd Partner	No	No	For Profit	1.0000%	No	
NonProfit Sponsor	No	No	Nonprofit	0.0000%	No	
Developer	No	No	Nonprofit	0.0000%	No	
Co-Developer 1						
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Management Company	No	No	Nonprofit	0.0000%	No	
				<b>Total</b>	<b>100.0000%</b>	

**VI. APPLICANT COMMENTS AND CLARIFICATIONS**

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

**PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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The managing General Partner will be National Church Residences of Pembroke GA LLC, which has as its sole member National Church Residences. An identity of interest exists between the General Partner and the Developer, Non-Profit Sponsor and Property Manager, all entities which have National Church Residences as its parent company and all roles which will be filled by National Church Residences.

**PART THREE - SOURCES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

Yes	Tax Credits		No	FHA Risk Share	No	Georgia TCAP *
No	Historic Rehab Credits		No	FHA Insured Mortgage	No	USDA 515
No	Tax Exempt Bonds: \$		No	Replacement Housing Funds	No	USDA 538
No	Taxable Bonds		No	McKinney-Vento Homeless	No	USDA PBRA
No	CDBG		No	FHLB / AHP *	No	Section 8 PBRA
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No	Other PBRA - Source: Specify Other PBRA Source here
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No	National Housing Trust Fund
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No	Other Type of Funding - describe type/program here
	Other HOME - Source	Specify Other HOME Source here				Specify Administrator of Other Funding Type here

\*This source may possibly trigger Uniform Relocation Act and/or HUD 104(d) reqmts. Check with source. For DCA HOME, refer to Relocation Manual. DCA HOME amount from DCA Consent Ltr.

**II. CONSTRUCTION FINANCING**

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A				38
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	NAHT & Sugar Creek Capital	5,364,303		
State Housing Credit Equity	Sugar Creek Capital	3,344,801		
Other Type (specify)	General Partner Equity	100		
Other Type (specify)				
Other Type (specify)				
<b>Total Construction Financing:</b>		<b>8,709,204</b>		
Total Construction Period Costs from Development Budget:		<b>8,709,204</b>		
Surplus / (Shortage) of Construction funds to Construction costs:		<b>0</b>		

**PART THREE - SOURCES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**III. PERMANENT FINANCING**

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)	Amort. (Years)	Annual Debt Service in Year One	Loan Type
Mortgage A (Lien Position 1)							Amortizing
Mortgage B (Lien Position 2)							
Mortgage C (Lien Position 3)							
Other:							
Foundation or charity funding*							
Deferred Devlpr Fee							

Total Cash Flow for Years 1 - 15: 1,024,456  
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%  
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	NAHT & Sugar Creek Capital	5,646,635					
State Housing Credit Equity	Sugar Creek Capital	3,520,843					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other:	General Partner Equity	100					
Other:							
Other:							
Total Permanent Financing:		9,167,578					
Total Development Costs from Development Budget:		9,167,578					
Surplus/(Shortage) of Permanent funds to development costs:		(0)					

Equity Check	+ / -	TC Equity % of TDC
5,646,635	0.00	62%
3,520,843	-0.25	38%
		100%

\*Foundation or charity funding to cover costs exceeding DCA cost limit (see Appendix I, Section II).

**IV. APPLICANT COMMENTS AND CLARIFICATIONS**

**IV. DCA COMMENTS - DCA USE ONLY**

The new construction of National Church Residences at Ash Branch will be funded from federal and state tax credit equity. Ash Branch assumes 11,071 in federal tax credits per unit or a total of 664,310. Federal LIHTC represents only 61.6% of total sources and is significantly below the maximum allowed credit allocation of 850,000 per project for the Rural Pool.

**PART FOUR - USES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. DEVELOPMENT BUDGET**

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
<b>PRE-DEVELOPMENT COSTS</b>					<b>PRE-DEVELOPMENT COSTS</b>				
Property Appraisal				6,000	6,000				
Market Study				5,000	5,000				
Environmental Report(s)				14,000	14,000				
Soil Borings				7,500	7,500				
Boundary and Topographical Survey				10,000	10,000				
Zoning/Site Plan Fees									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
				<b>Subtotal</b>	<b>42,500</b>	<b>42,500</b>	<b>-</b>	<b>-</b>	
<b>ACQUISITION</b>					<b>ACQUISITION</b>				
Land				400,000				400,000	
Site Demolition				300,000				300,000	
Acquisition Legal Fees (if existing structures)				500				500	
Existing Structures				100,000				100,000	
				<b>Subtotal</b>	<b>800,500</b>	<b>-</b>	<b>-</b>	<b>800,500</b>	
<b>LAND IMPROVEMENTS</b>					<b>LAND IMPROVEMENTS</b>				
Site Construction (On-site)	Per acre:	64,433		250,000	250,000				
Site Construction (Off-site)									
				<b>Subtotal</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRUCTURES</b>					<b>STRUCTURES</b>				
Residential Structures - New Construction				4,909,180	4,909,180				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				<b>Subtotal</b>	<b>4,909,180</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CONTRACTOR SERVICES</b>					<b>CONTRACTOR SERVICES</b>				
Builder Profit:	<b>DCA Limit</b>	<b>14.000%</b>		309,551	309,551				
Builder Overhead	6.000%	309,551	6.000%	103,184	103,184				
General Requirements*	2.000%	103,184	2.000%	309,551	309,551				
*See QAP: General Requirements policy	6.000%	309,551	6.000%	722,285	722,285				
	<b>14.000%</b>	<b>722,285</b>	<b>Subtotal</b>	<b>722,285</b>	<b>722,285</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>					<b>OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)</b>				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
<b>Total Construction Hard Costs</b>			<b>Average TCHC:</b>	98,024.41 per Res'l unit	98,024.41 per unit	93.43 per total sq ft			
<b>5,881,464.50</b>				133.25 per Res'l unit SF	133.25 per unit sq ft				
<b>CONSTRUCTION CONTINGENCY</b>					<b>CONSTRUCTION CONTINGENCY</b>				
Construction Contingency		5.00%		294,073	294,073				

**PART FOUR - USES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
<b>CONSTRUCTION PERIOD FINANCING</b>					
Bridge Loan Fee					
Bridge Loan Interest					
Construction Loan Fee					
Construction Loan Interest					
Construction Legal Fees					
Construction Period Inspection Fees					
Construction Period Real Estate Tax					
Construction Insurance	32,071	32,071			
Title and Recording Fees					
Payment and Performance bonds	30,000	30,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>62,071</b>	<b>62,071</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PROFESSIONAL SERVICES</b>					
Architectural Fee - Design	232,930	232,930			
Architectural Fee - Supervision	77,644	77,644			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	4,000	4,000			
Accessibility Inspections and Plan Review	20,000	20,000			
Construction Materials Testing	20,000	20,000			
Engineering					
Real Estate Attorney	50,000	50,000			
Accounting	12,000	4,000			8,000
As-Built Survey	5,000	5,000			
Other: Building Envelope and Elevator Review	18,500	18,500			
<b>Subtotal</b>	<b>460,074</b>	<b>452,074</b>	<b>-</b>	<b>-</b>	<b>8,000</b>
<b>LOCAL GOVERNMENT FEES</b> <i>Avg per unit: 0</i>					
Building Permits	-				
Impact Fees	-				
Water Tap Fees <i>waived?</i>	-				
Sewer Tap Fees <i>waived?</i>	-				
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PERMANENT FINANCING FEES</b>					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees	50,000				50,000
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
<b>Subtotal</b>	<b>50,000</b>				<b>50,000</b>

**PART FOUR - USES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. DEVELOPMENT BUDGET** *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		<b>DCA-RELATED COSTS</b>				
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)						
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)		5,500				5,500
DCA Waiver and Pre-approval Fees						
LIHTC Allocation Processing Fee	53,145	53,145				53,145
LIHTC Compliance Monitoring Fee	48,000	48,000				48,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)						
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)		3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	109,645				109,645
		<b>EQUITY COSTS</b>				
Partnership Organization Fees		5,000				5,000
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	5,000				5,000
		<b>DEVELOPER'S FEE</b>				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,104,467	1,104,467			
	<b>Subtotal</b>	1,104,467	1,104,467	-	-	-
		<b>START-UP AND RESERVES</b>				
Marketing		10,000				10,000
Rent-Up Reserves	86,784	86,784				86,784
Operating Deficit Reserve:	173,567	181,000				181,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,333	80,000	80,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	357,784	80,000	-	-	277,784
		<b>OTHER COSTS</b>				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	<b>Subtotal</b>	-	-	-	-	-
<b>TOTAL DEVELOPMENT COST (TDC)</b>		<b>9,167,578</b>	<b>7,916,650</b>	<b>-</b>	<b>-</b>	<b>1,250,929</b>
<b>Average TDC Per:</b>	<b>Unit:</b>	152,792.97	<b>Square Foot:</b>	145.63		



**PART FOUR - USES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

**Subtractions From Eligible Basis**

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Amount of federal grant(s) used to finance qualifying development costs			
Amount of nonqualified nonrecourse financing			
Costs of Nonqualifying units of higher quality			
Nonqualifying excess portion of higher quality units			
Historic Tax Credits (Residential Portion Only)			
Other <Enter detailed description here; use Comments section if needed>			
<b>Total Subtractions From Basis:</b>	<b>0</b>		<b>0</b>

**Eligible Basis Calculation**

Total Basis	7,916,650	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	7,916,650	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		100.00%
Adjusted Eligible Basis	7,916,650	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	7,916,650	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		3.24%
Maximum Tax Credit Amount	712,498	0	0
<b>Total Basis Method Tax Credit Calculation</b>	<b>712,498</b>		

**III. TAX CREDIT CALCULATION - GAP METHOD**

**Equity Gap Calculation**

Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.

Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)

Subtract Non-LIHTC (excluding deferred fee) Source of Funds

Equity Gap

Divide Equity Gap by 10

Annual Equity Required

Enter Final Federal and State Equity Factors (not including GP contribution)

**Total Gap Method Tax Credit Calculation**

TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:

TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:

**IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum**

9,167,590	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	Funding Amount	0	Hist Desig		
9,167,578						
100						
9,167,478						
/ 10						
916,748						
1.3800	=	Federal	0.8500	+	State	0.5300
<b>664,310</b>						
664,310						
664,310						
<b>664,310</b>						

**PART FOUR - USES OF FUNDS - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

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

National Church Residences worked with the Archite (Foley Design) and a General Contractor in reviewing the scope of work and proposed Hard Cost budget.

**PART FOUR (b) - OTHER COSTS - 2017-001 - National Church Residences at Ash Branch - Pembroke - Bryan, County**

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

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PRE-DEVELOPMENT COSTS**

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

Total Cost  Total Basis

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

Total Cost  Total Basis

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

Total Cost  Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**OTHER CONSTRUCTION HARD COSTS**

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

Total Cost

Total Basis

**CONSTRUCTION PERIOD FINANCING**

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

Total Cost

Total Basis

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

Total Cost

Total Basis

**PROFESSIONAL SERVICES**

Building Envelope and Elevator Review

These services are necessary to ensure proper scope, design, and installation of these building systems.

Engineers providing a 3rd party report to support our proposed structure is up to code and will be built correctly and efficiently. Engineering is a basis eligible expense

Total Cost

Total Basis

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**PERMANENT FINANCING FEES**

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

[Empty description box for Permanent Financing Fees]

Total Cost

**DCA-RELATED COSTS**

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

[Empty description box for DCA-Related Costs]

Total Cost

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

[Empty description box]

Total Cost

**EQUITY COSTS**

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

[Empty description box]

Total Cost

**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**



**DEVELOPMENT COST SCHEDULE**

**Section Name**

Section's Other Line Item

**Description/Nature of Cost**

**Basis Justification**

**START-UP AND RESERVES**

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

Total Cost  Total Basis

**OTHER COSTS**

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

Total Cost  Total Basis

**PART FIVE - UTILITY ALLOWANCES - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**DCA Utility Region for project: South**

*Note: Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"*

**I. UTILITY ALLOWANCE SCHEDULE #1**

Source of Utility Allowances  
Date of Utility Allowances

	Structure
--	-----------

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	Electric		X					
Cooking	Electric		X					
Hot Water	Electric		X					
Air Conditioning	Electric		X					
Range/Microwave	Electric		X					
Refrigerator	Electric		X					
Other Electric	Electric		X					
Water & Sewer	Submetered*? <Select>		X					
Refuse Collection			X					
<b>Total Utility Allowance by Unit Size</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**II. UTILITY ALLOWANCE SCHEDULE #2**

Source of Utility Allowances  
Date of Utility Allowances

	Structure
--	-----------

Utility	Fuel	Paid By (check one)		Tenant-Paid Utility Allowances by Unit Size (# Bdrms)				
		Tenant	Owner	Efficiency	1	2	3	4
Heat	<<Select Fuel >>							
Cooking	<<Select Fuel >>							
Hot Water	<<Select Fuel >>							
Air Conditioning	Electric							
Range/Microwave	Electric							
Refrigerator	Electric							
Other Electric	Electric							
Water & Sewer	Submetered*? <Select>							
Refuse Collection								
<b>Total Utility Allowance by Unit Size</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*New Construction units MUST be sub-metered.

**APPLICANT COMMENTS AND CLARIFICATIONS**

Owner will cover all utilities, water and sewer and trash. Therefore, no Utility Allowance is included.

**DCA COMMENTS**





**II. UNIT SUMMARY**

**Units:**

**NOTE TO APPLICANTS : If the numbers compiled in this Summary do not appear to match what was entered in the Rent Chart above, please verify that all applicable columns were completed in the rows used in the Rent Chart above.**

Low-Income	60% AMI	
	50% AMI	
	Total	
Unrestricted		
Total Residential		
Common Space		
Total		
PBRA-Assisted (included in LI above)	60% AMI	
	50% AMI	
	Total	
PHA Operating Subsidy- Assisted (included in LI above)	60% AMI	
	50% AMI	
	Total	
Type of Construction Activity		
New Construction	Low Inc Unrestricted	
Acq/Rehab	Total + CS	
Substantial Rehab Only	Low Inc Unrestricted	
Adaptive Reuse Historic Adaptive Reuse	Total + CS	
Historic		
Building Type: Multifamily (for <b>Utility Allowance</b> and other purposes)		
	1-Story	
	Historic	
	2-Story	
	Historic	
	2-Story Wlkp	
	Historic	
	3+-Story	
	Historic	
SF Detached	Historic	
Townhome	Historic	
Duplex	Historic	
Manufactured home	Historic	

	Efficiency	1BR	2BR	3BR	4BR	Total	
	0	41	7	0	0	48	(Includes inc-restr mgr units)
	0	9	3	0	0	12	
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	50	10	0	0	60	
	0	0	0	0	0	0	(no rent charged)
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
						0	
						0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	50	10	0	0	60	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	
	0	0	0	0	0	0	

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

Row House  
Walkup  
Elevator

*Historic*  
*Historic*  
*Historic*  
*Historic*

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	50	10	0	0	0	60
0	0	0	0	0	0	0

**Unit Square Footage:**

Low Income

Unrestricted  
Total Residential  
Common Space  
Total

60% AMI  
50% AMI  
Total

0	28,618	6,468	0	0	35,086
0	6,282	2,772	0	0	9,054
0	34,900	9,240	0	0	44,140
0	0	0	0	0	0
0	34,900	9,240	0	0	44,140
0	0	0	0	0	0
0	34,900	9,240	0	0	44,140

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

Ancillary Income

9,547

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

2.00%

Other Income (OI) by Year:

**Included in Mgt Fee:**

	1	2	3	4	5	6	7	8	9	10
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	11	12	13	14	15	16	17	18	19	20
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	21	22	23	24	25	26	27	28	29	30
Operating Subsidy										
Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement										
Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

**Included in Mgt Fee:**

	31	32	33	34	35
Operating Subsidy					
Other:					
Total OI in Mgt Fee	-	-	-	-	-

**NOT Included in Mgt Fee:**

Property Tax Abatement					
Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

**IV. ANNUAL OPERATING EXPENSE BUDGET**

**On-Site Staff Costs**

Management Salaries & Benefits	43,022
Maintenance Salaries & Benefits	30,808
Support Services Salaries & Benefits	45,000
Other (describe here)	
<b>Subtotal</b>	<b>118,830</b>

**On-Site Office Costs**

Office Supplies & Postage	3,348
Telephone	6,776
Travel	6,354
Leased Furniture / Equipment	
Activities Supplies / Overhead Cost	964
Bookkeeping & DP	9,537
<b>Subtotal</b>	<b>26,979</b>

**Maintenance Expenses**

Contracted Repairs	3,999
General Repairs	3,634
Grounds Maintenance	8,000
Extermination	2,676
Maintenance Supplies	4,968
Elevator Maintenance	4,532
Redecorating	2,705
Uniforms	371
<b>Subtotal</b>	<b>30,885</b>

**On-Site Security**

Contracted Guard	
Electronic Alarm System	4,464
<b>Subtotal</b>	<b>4,464</b>

**Professional Services**

Legal	1,030
Accounting	3,940
Advertising	4,799
Other (describe here)	
<b>Subtotal</b>	<b>9,769</b>

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

Electricity	82	58,798
Natural Gas	0	
Water&Swr	22	15,632
Trash Collection		4,362
Other (describe here)		
<b>Subtotal</b>		<b>78,792</b>

**Taxes and Insurance**

Real Estate Taxes (Gross)*	26,100
Insurance**	19,617
Other (describe here)	
<b>Subtotal</b>	<b>45,717</b>

**Management Fee:**

	<b>31,698</b>
568.06	Average per unit per year
47.34	Average per unit per month

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

**TOTAL OPERATING EXPENSES** **347,134**

Average per unit 5,785.57  
 Total OE Required 210,000

**Replacement Reserve (RR)** **15,000**

Proposed average RR/unit amount: 250

**Minimum Replacement Reserve Calculation**

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	60 units x \$250 =	15,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
<b>Totals</b>	<b>60</b>	<b>15,000</b>

**TOTAL ANNUAL EXPENSES** **362,134**

**V. APPLICANT COMMENTS AND CLARIFICATIONS**

Real Estate Taxes are calculated per Bryan County valuation. The cap rate, expense load and millage rate are per Bryan County. The calculation for the annual Real Estate Taxes is provided in Tab 1.  
 Insurance is based on the annual premium provided by the insurance agent.

**VI. DCA COMMENTS**

**PART SEVEN - OPERATING PRO FORMA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.66%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	1	2	3	4	5	6	7	8	9	10
Revenues	477,360	486,907	496,645	506,578	516,710	527,044	537,585	548,337	559,303	570,489
Ancillary Income	9,547	9,738	9,933	10,132	10,334	10,541	10,752	10,967	11,186	11,410
Vacancy	(34,084)	(34,765)	(35,460)	(36,170)	(36,893)	(37,631)	(38,384)	(39,151)	(39,934)	(40,733)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(315,436)	(324,899)	(334,646)	(344,685)	(355,026)	(365,677)	(376,647)	(387,946)	(399,585)	(411,572)
Property Mgmt	(31,698)	(32,332)	(32,978)	(33,638)	(34,311)	(34,997)	(35,697)	(36,411)	(37,139)	(37,882)
Reserves	(15,000)	(15,450)	(15,914)	(16,391)	(16,883)	(17,389)	(17,911)	(18,448)	(19,002)	(19,572)
NOI	90,690	89,199	87,580	85,826	83,931	81,891	79,698	77,346	74,830	72,140
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	83,190	81,699	80,080	78,326	76,431	74,391	72,198	69,846	67,330	64,640
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.17	1.16	1.15
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.66%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	11	12	13	14	15	16	17	18	19	20
Revenues	581,899	593,537	605,408	617,516	629,866	642,464	655,313	668,419	681,788	695,423
Ancillary Income	11,638	11,871	12,108	12,350	12,597	12,849	13,106	13,368	13,636	13,908
Vacancy	(41,548)	(42,379)	(43,226)	(44,091)	(44,972)	(45,872)	(46,789)	(47,725)	(48,680)	(49,653)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(423,920)	(436,637)	(449,736)	(463,228)	(477,125)	(491,439)	(506,182)	(521,368)	(537,009)	(553,119)
Property Mgmt	(38,639)	(39,412)	(40,200)	(41,004)	(41,824)	(42,661)	(43,514)	(44,384)	(45,272)	(46,178)
Reserves	(20,159)	(20,764)	(21,386)	(22,028)	(22,689)	(23,370)	(24,071)	(24,793)	(25,536)	(26,303)
NOI	69,272	66,217	62,967	59,515	55,853	51,972	47,863	43,518	38,927	34,079
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	61,772	58,717	55,467	52,015	48,353	44,472	40,363	36,018	31,427	26,579
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.14	1.13	1.12	1.11	1.10	1.09	1.08	1.07	1.06	1.05
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.66%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	21	22	23	24	25	26	27	28	29	30
Revenues	709,332	723,518	737,989	752,749	767,804	783,160	798,823	814,799	831,095	847,717
Ancillary Income	14,187	14,470	14,760	15,055	15,356	15,663	15,976	16,296	16,622	16,954
Vacancy	(50,646)	(51,659)	(52,692)	(53,746)	(54,821)	(55,918)	(57,036)	(58,177)	(59,340)	(60,527)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(569,713)	(586,804)	(604,408)	(622,540)	(641,216)	(660,453)	(680,267)	(700,675)	(721,695)	(743,346)
Property Mgmt	(47,101)	(48,043)	(49,004)	(49,984)	(50,984)	(52,003)	(53,043)	(54,104)	(55,186)	(56,290)
Reserves	(27,092)	(27,904)	(28,742)	(29,604)	(30,492)	(31,407)	(32,349)	(33,319)	(34,319)	(35,348)
NOI	28,967	23,578	17,903	11,929	5,646	(957)	(7,895)	(15,179)	(22,823)	(30,840)
Mortgage A	-	-	-	-	-	-	-	-	-	-
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source,not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.										
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	21,467	16,078	10,403	4,429	(1,854)	(8,457)	(15,395)	(22,679)	(30,323)	(38,340)
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.04	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97	0.96
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

**PART SEVEN - OPERATING PRO FORMA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.66%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

Year	31	32	33	34	35
Revenues	864,672	881,965	899,604	917,596	935,948
Ancillary Income	17,293	17,639	17,992	18,352	18,719
Vacancy	(61,738)	(62,972)	(64,232)	(65,516)	(66,827)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(765,646)	(788,615)	(812,274)	(836,642)	(861,741)
Property Mgmt	(57,416)	(58,564)	(59,736)	(60,930)	(62,149)
Reserves	(36,409)	(37,501)	(38,626)	(39,785)	(40,979)
NOI	(39,243)	(48,049)	(57,271)	(66,925)	(77,028)
Mortgage A	-	-	-	-	-
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.					
Asset Mgmt	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)
Cash Flow	(46,743)	(55,549)	(64,771)	(74,425)	(84,528)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	0.95	0.95	0.94	0.93	0.92
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					



**PART SEVEN - OPERATING PRO FORMA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

**I. OPERATING ASSUMPTIONS**

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

**Please Note:** Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	7,500	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.66%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	7.00%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	7.000%

**II. OPERATING PRO FORMA**

**III. Applicant Comments & Clarifications**

**IV. DCA Comments**

There is no debt service.	
---------------------------	--

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

*DCA's Overall Comments / Approval Conditions:*

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

**1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN**

Pass?

*Threshold Justification per Applicant*

National Church Residences has experience managing an array of project types including housing for seniors, modest-income families, persons with disabilities, permanent supportive housing for persons experiencing homelessness, assisted living communities, and continuing care communities. With this experience we are able to analyze our existing portfolio as we prepare, design and budget for a proposed new construction development, such as National Church Residences at Ash Branch.

The new construction of National Church Residences at Ash Branch will be funded from federal and state tax credit equity. National Church Residences at Ash Branch assumes 11,071 in federal tax credits per unit or a total of 664,310. Federal LIHTC represents only 61.6% of total sources and is significantly below the maximum allowed credit allocation of 850,000 per project for the Rural Pool.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**2 COST LIMITS**

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

**New Construction and Acquisition/Rehabilitation**

**Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)**

Unit Type	Nbr Units	Unit Cost Limit total by Unit Type		Nbr Units	Unit Cost Limit total by Unit Type	
<b>Detached/Semi-Detached</b>						
Efficiency	0	0	128,669 x 0 units = 0	0	141,535 x 0 units = 0	0
1 BR	1	0	168,462 x 0 units = 0	0	185,308 x 0 units = 0	0
2 BR	2	0	204,394 x 0 units = 0	0	224,833 x 0 units = 0	0
3 BR	3	0	250,016 x 0 units = 0	0	275,017 x 0 units = 0	0
4 BR	4	0	294,230 x 0 units = 0	0	323,653 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Row House</b>						
Efficiency	0	0	120,734 x 0 units = 0	0	132,807 x 0 units = 0	0
1 BR	1	0	158,379 x 0 units = 0	0	174,216 x 0 units = 0	0
2 BR	2	0	192,727 x 0 units = 0	0	211,999 x 0 units = 0	0
3 BR	3	0	237,087 x 0 units = 0	0	260,795 x 0 units = 0	0
4 BR	4	0	281,584 x 0 units = 0	0	309,742 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Walkup</b>						
Efficiency	0	0	100,204 x 0 units = 0	0	110,224 x 0 units = 0	0
1 BR	1	0	138,379 x 0 units = 0	0	152,216 x 0 units = 0	0
2 BR	2	0	175,464 x 0 units = 0	0	193,010 x 0 units = 0	0
3 BR	3	0	229,044 x 0 units = 0	0	251,948 x 0 units = 0	0
4 BR	4	0	285,392 x 0 units = 0	0	313,931 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Elevator</b>						
Efficiency	0	0	104,177 x 0 units = 0	0	114,594 x 0 units = 0	0
1 BR	1	50	145,848 x 50 units = 7,292,400	0	160,432 x 0 units = 0	0
2 BR	2	10	187,519 x 10 units = 1,875,190	0	206,270 x 0 units = 0	0
3 BR	3	0	250,025 x 0 units = 0	0	275,027 x 0 units = 0	0
4 BR	4	0	312,532 x 0 units = 0	0	343,785 x 0 units = 0	0
<i>Subtotal</i>	<i>60</i>	<i>60</i>	<i>9,167,590</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Total Per Construction Type</b>	<b>60</b>		<b>9,167,590</b>	<b>0</b>		<b>0</b>

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

**Savannah**

Tot Development Costs:

**9,167,578**

Cost Waiver Amount:

Historic Preservation Pts

**0**

Community Transp Opt Pts

**2**

**Project Cost Limit (PCL)**

**9,167,590**

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

DCA's Comments:

The Total Development Cost falls within the Project Cost Limit.

**3 TENANCY CHARACTERISTICS**

This project is designated as:

**HFOP**

Pass?

*Threshold Justification per Applicant*

DCA's Comments:

The proposed development will serve residents 55+.

**4 REQUIRED SERVICES**

Pass?

A. Applicant certifies that they will designate the specific services and meet the additional policies related to services.

Does Applicant agree?

B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify:
- 2) On-site enrichment classes Specify:
- 3) On-site health classes Specify:
- 4) Other services approved by DCA Specify:

**Semi-monthly recreational programs (potlucks, movie nights, etc.)**  
**gardening class and arts & craft programs**  
**Weekly Chronic Health Education Classes**

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

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

C.

*Threshold Justification per Applicant*

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

A Hand to Hold is committed to providing weekly classes primarily focusing on chronic disease self-management and healthy living classes. An MOU detailing these services is located in Tab 40.

Gardening classes will be centered around the on-site equipped garden area.

[Empty yellow response area]

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**5 MARKET FEASIBILITY**

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units
- E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

Pass?	
A. Gill Group	
B. seven to ten months	
C. 95.60%	
D. 18.30%	

Project Nbr	Project Name
1	2014-04 Sawmill Landing
2	

Project Nbr	Project Name
3	
4	

Project Nbr	Project Name
5	
6	

- F. Does the unit mix/rents and amenities included in the application match those provided in the market study?

F. Yes	
--------	--

*Threshold Justification per Applicant*

The market study confirms strong demand for senior housing in Pembroke, GA. The overall market occupancy rate is confirmed on page 14 of the Market Study. The overall capture rate is also indicated on page 14 of the report.

2014-004 Sawmill Landing is a workforce housing development and will not compete with National Church Residences at Ash Branch, which will serve residents 55+.

*DCA's Comments:*

**6 APPRAISALS**

- A. Is there an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?  
If an appraisal is included, indicate Appraiser's Name and answer the following questions:
  - 1) Does it provide a land value?
  - 2) Does it provide a value for the improvements?
  - 3) Does the appraisal conform to USPAP standards?
  - 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
  - 1) Rezoned?
  - 2) Subdivided?
  - 3) Modified?

Pass?	
A. No	
B. No	
Appraiser's Name:	
1)	
2)	
3)	
4)	
C. No	
D. 1) Yes	
2) No	
3) No	

*Threshold Justification per Applicant*

There is no identity of interest between the buyer and seller, therefore no appraisal is required or included.

Section 6.D. - The property was rezoned to R-3 and a copy of the zoning letter and zoning code section from the City of Pembroke is included in Tab 10. The proposed development complies with all zoning requirements and is noted as such on the Conceptual Site Development Plan.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**7 ENVIRONMENTAL REQUIREMENTS**

Pass?

A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:

B. Is a Phase II Environmental Report included?

C. Was a Noise Assessment performed?

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

railway approx. 2000 ft south of the site

D. Is the subject property located in a:

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

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

- 1) Lead-based paint? 

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

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

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

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

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

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

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

Yes	
-----	--

- 9) Mold? 

No	
----	--
- 10) PCB's? 

Yes	
-----	--
- 11) Radon? 

No	
----	--

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

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

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

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

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

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

I. List all contiguous Census Tracts:

J. Is Contract Addendum included in Application?

**Threshold Justification per Applicant**

GEC observed one pad mounted transformer on the property, which appeared to be in good condition with no visible signs of leakage beneath. No other suspected PCB-containing equipment was observed on-site.

There are no HOME or HUD funds proposed and therefore items F - J do not apply.

A.	<b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
B.	<b>No</b>	
C.	<b>Yes</b>	
1)	<b>Geotechnical &amp; Environmental Consultants, Inc.</b>	
2)	<b>41.6</b>	

D.		
1)	<b>No</b>	
2)	<b>No</b>	
a)		
b)		
c)		
3)	<b>No</b>	
a)		
b)		
c)		
4)	<b>No</b>	

No	
No	
No	
No	

No	
No	
No	
Yes	

No	
Yes	
No	

1)	<b>No</b>	
2)	<b>No</b>	
3)	<b>No</b>	
G.	<b>N/A</b>	

H.	<b>&lt;&lt;Select&gt;&gt;</b>	<b>&lt;&lt;Select&gt;&gt;</b>
----	-------------------------------	-------------------------------

I.		
J.		

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**8 SITE CONTROL**

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

Pass?	
A.	Yes
B.	<<Select>>
C.	
D.	No

*Threshold Justification per Applicant*

A copy of the purchase option has been included in Tab 8, which also provides for an assignment to the General Partner or proposed Limited Partner.

*DCA's Comments:*

**9 SITE ACCESS**

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

Pass?	
A.	Yes
B.	
C.	
D.	

*Threshold Justification per Applicant*

The conceptual site plan is included in Tab 9 and confirms the property is legally accessible via Ash Branch Road and Lewis Street. Site area photographs are included in Tab 15, also confirming the site is legally accessible.

Items B - D are not applicable.

*DCA's Comments:*

**10 SITE ZONING**

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

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

*Threshold Justification per Applicant*

Zoning for the existing and planned use of this site conforms to City requirements and is noted in Tab 10.

*DCA's Comments:*



**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**11 OPERATING UTILITIES**

A. Check applicable utilities and enter provider name:

1) Gas

N/A

Pass?

*Threshold Justification per Applicant*

2) Electric

Georgia Power

1) No

2) Yes

There is no gas service at the property. The GA Power availability letter is included in Tab 11.

*DCA's Comments:*

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

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?

Pass?

A1) No

2) Yes

2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

B. Check all that are available to the site and enter provider name:

1) Public water

City of Pembroke

B1) Yes

2) Public sewer

City of Pembroke

2) Yes

*Threshold Justification per Applicant*

No waiver is required for Question A1. The Water and Sewer availability letter is included in Tab 12.

*DCA's Comments:*

**13 REQUIRED AMENITIES**

Is there a Pre-Approval Form from DCA included in this application for this criterion?

Pass?

No

Agree

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):

1) Community area (select either community room or community building):

A1) Room

2) Exterior gathering area (if "Other", explain in box provided at right):

A2) Gazebo If "Other", explain here

3) On site laundry type:

A3) On-site laundry

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

B. Agree

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

Additional Amenities

1) Wellness Suite

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

2) Equipped Garden Area

3) [Empty]

4) [Empty]

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

1) HVAC systems

2) Energy Star refrigerators

3) Energy Star dishwashers (not required in senior USDA or HUD properties)

4) Stoves

5) Microwave ovens

6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR

b. Electronically controlled solid cover plates over stove top burners

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

1) Elevators are installed for access to all units above the ground floor.

2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors

3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988

b. If No, was a DCA Architectural Standards waiver granted?

*Threshold Justification per Applicant*

The proposed development will comply with all DCA required amenities and additional required amenities for Senior projects.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

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

**14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)**

- A. Type of rehab (choose one):
- B. Date of Physical Needs Assessment (PNA):  
Name of consultant preparing PNA:  
Is 20-year replacement reserve study included?
- C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?  
Name of qualified BPI Building Analyst or equivalent professional:
- D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:  
DCA Rehabilitation Work Scope form referenced above clearly addresses:
  1. All immediate needs identified in the PNA.
  2. All application threshold and scoring requirements
  3. All applicable architectural and accessibility standards.
  4. All remediation issues identified in the Phase I Environmental Site Assessment.
- E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

A.	<<Select>>	<<Select>>	
B.			
C.			
D.			
1)			
2)			
3)			
4)			
E.			

Pass?

*Threshold Justification per Applicant*

This section is not applicable

*DCA's Comments:*

**15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN**

- A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?  
Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?
- B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?
- C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?  
Site Map delineates the approximate location point of each photo?
- D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

Pass?	
A.	Yes
B.	Yes
C.	Yes
D.	Yes

*Threshold Justification per Applicant*

The Conceptual Site Development Plan is included in Tab 15. The site geo coordinates are shown on the Location/Vicinity map and the Aerial photos were taken May 10, 2017 and delineate property boundary. The Ground level color photos of the proposed property and adjacent surrounding properties/structures are included in Tab 15.

*DCA's Comments:*

**16 BUILDING SUSTAINABILITY**

- A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?
- B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

Pass?	
A.	Agree
B.	Agree

*Threshold Justification per Applicant*

The project will comply with EnergyStar V3 and High Performance Building Design. Documentation supporting these programs is included in Tab 29.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

**17 ACCESSIBILITY STANDARDS**

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires** the **Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits**-only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
 

	Nbr of Units Equipped:	Minimum Required:	
		Nbr of Units	Percentage
1) a. Mobility Impaired	3	3	5%
b. Roll-in showers will be incorporated into <b>40%</b> of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional <b>2%</b> of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents?	2	2	2%
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?

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

The DCA qualified consultant will perform the following:

Name of Accessibility Consultant **Zeffert & Associates**

- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

*Threshold Justification per Applicant*

The proposed development will comply with all accessibility requirements.

DCA's Comments:

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

**18 ARCHITECTURAL DESIGN & QUALITY STANDARDS**

Is there a Waiver Approval Letter From DCA included in this application for this criterion?

Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

**A. Constructed and Rehabilitation Construction Hard Costs** - are the following minimum review standards for rehabilitation projects met or exceeded by this project?

Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

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

1) Exterior Wall Finishes (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface

2) Major Bldg Component Materials & Upgrades (select one)

Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

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

1)  
2)

Pass?

Yes	
Yes	
A. Yes	
B. 1) Yes	
2) Yes	
C. 1)	
2)	

*Threshold Justification per Applicant*

No Additional Design Options were submitted at Pre-Application. A copy of the DCA approved Architectural Waiver is included in Tab 18.

*DCA's Comments:*

**19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)**

- A. Did the Certifying Entity meet the experience requirement in 2016?
- B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?
- C. Has there been any change in the Project Team since the initial pre-application submission?
- D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?
- E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

**F. DCA Final Determination**

*Threshold Justification per Applicant*

Pass?

A. No	
B. Yes	
C. No	
D. No	
E. Certifying GP/Developer	
F. << Select Designation >>	

A copy of the DCA Qualification Determination is included in Tab 19.

*DCA's Comments:*

**20 COMPLIANCE HISTORY SUMMARY**

- A. Was a pre-application submitted for this Determination at the Pre-Application Stage?
- B. If "Yes", has there been any change in the status of any project included in the CHS form?
- C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

*Threshold Justification per Applicant*

Pass?

A. Yes	
B. No	
C. Yes	

There has been no change in the Compliance History Summary since Pre-application.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

**21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE**

- A. Name of Qualified non-profit: A. **National Church Residences**
- B. Non-profit's Website: B. **www.nationalchurchresidences.org**
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C. **Yes**
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D. **Yes**
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E. **Yes**
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F. **Yes**
- G. All Applicants: Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?  
 1) CHDOS Only: If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G. **Yes**
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H. **Yes**
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I. **Yes**

Pass?		

*Threshold Justification per Applicant*

National Church Residences is the sole member of the managing General Partner. Documents to this effect are included in Tab 21 and Tab 34, including an attorney nonprofit opinion letter.

*DCA's Comments:*

**22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE**

- A. Name of CHDO:  Name of CHDO Managing GP:
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B.
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C.
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount:  D.

Pass?		

*Threshold Justification per Applicant*

This section is not applicable

*DCA's Comments:*

**23 REQUIRED LEGAL OPINIONS**

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E.

Pass?		
	<b>No</b>	
	<b>No</b>	
	<b>Yes</b>	
	<b>No</b>	

*Threshold Justification per Applicant*

The non-profit required legal opinion is included in tab 21.

*DCA's Comments:*

**PART EIGHT - THRESHOLD CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

**24 RELOCATION AND DISPLACEMENT OF TENANTS**

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?  
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).  
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?  
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:  
1) Number of Over Income Tenants  
2) Number of Rent Burdened Tenants  
3) Number of Vacancies  
4) Number of Down units  
5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):  
1) Individual interviews  
2) Meetings  
3) Written Notifications  
4) Other - describe in box provided:

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




--	--

*Threshold Justification per Applicant*

The proposed development is new construction and there are no current residents. Therefore, this section is not applicable.

*DCA's Comments:*

**25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

Pass?	
A.	Agree
B.	Agree
C.	Agree
D.	Agree
E.	Agree
F.	Agree
G.	Agree
H.	Agree

*Threshold Justification per Applicant*

Applicant will provide the AFHMP upon the start of lease-up

*DCA's Comments:*

**26 OPTIMAL UTILIZATION OF RESOURCES**

*Threshold Justification per Applicant*

National Church Residences at Ash Branch assumes 11,071 in federal tax credits per unit or a total of 664,310. Federal LIHTC represents only 61.6% of total sources and is significantly below the maximum allowed credit allocation of 850,000 per project for the Rural Pool.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

**Failure to do so will result in a one (1) point "Application Completeness" deduction.**

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>92</b>	<b>54</b>	<b>20</b>
<b>TOTALS:</b>	<b>10</b>	<b>10</b>
	<b>0</b>	<b>0</b>
	<b>0</b>	<b>0</b>

**1. APPLICATION COMPLETENESS**

*(Applicants start with 10 pts. Any points entered will be subtracted from score value)*

**A. Missing or Incomplete Documents**

Number: 0

For each missing or incomplete document, one (1) point will be deducted

Organization

Number: 0

One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

**B. Financial and Other Adjustments**

Number: 0

2-4 adjustments/revisions = one (1) pt deduction total; *then* (1) pt deducted for each add'l adjustment.

DCA's Comments:

*Enter "1" for each item listed below.*

	Nbr		Nbr		Nbr
A. Missing or Illegible or Inaccurate Documents or Application Not Organized Correctly	0	INCOMPLETE Documents:	0	B. Financial adjustments/revisions:	0
1		1	n/a	1	n/a
2		2		2	
3		3	included in 2	3	included in 2
4		4		4	included in 2
5		5	included in 4	5	
6		6		6	
7		7	included in 6	7	
8		8		8	
9		9	included in 8	9	
10		10		10	
11		11	included in 10	11	
12		12		12	

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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

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

Failure to do so will result in a one (1) point "Application Completeness" deduction.

<b>TOTALS:</b>	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
	92	54	20
	3	2	0

**2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS**

Choose A or B.

**A. Deeper Targeting through Rent Restrictions**

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. **15%** of total residential units
- or 2. **20%** of total residential units

Total Residential Units: **60**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
12	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.00%	0.00%

A.	2	0
1.	0	0
2.	2	0
B.	0	0
1.	0	0
2.	0	0

**B. Deeper Targeting through New PBRA Contracts**

- 1. **15%** (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities. Points awarded in Sect VII:

Nbr of PBRA Residential Units:
0

0.00%	0.00%
2	0

DCA's Comments:

**3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS**

See QAP Scoring for requirements.

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

**A. Desirable Activities**

(1 or 2 pts each - see QAP)

**B. Bonus Desirable**

(1 pt - see QAP)

**C. Undesirable/Inefficient Site Activities/Characteristics**

(1 pt subtracted each)

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

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

Scoring Justification per Applicant

There are multiple desirable activities/characteristics located within a 2-mile walking/driving distance of the site; 13 of these are noted on the Desirable/Undesirable Certification Form included in Tab 26. There are 3 desirable activities/characteristics also noted on the certification form, making this project eligible for the bonus desirable point.

DCA's Comments:

**4. COMMUNITY TRANSPORTATION OPTIONS**

See scoring criteria for further requirements and information

Evaluation Criteria

Competitive Pool chosen: **Rural**

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

<b>2</b>	<b>0</b>
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	



**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54 20</b>

**Flexible Pool**

Choose A or B.

**A. Transit-Oriented Development**

Choose either option 1 or 2 under A.

1. Site is **owned** by local transit agency & is strategically targeted by agency to create housing with **on site or adjacent** access to public transportation

**OR** 2. Site is **within one (1) mile\*** of a transit hub

3. Applicant in A1 or A2 above serves Family tenancy.

**B. Access to Public Transportation**

Choose only one option in B.

1. Site is **within 1/4 mile\*** of an established public transportation stop

**OR** 2. Site is **within 1/2 mile\*** of an established public transportation stop

**OR** 3. Site is **within one (1) mile\*** of an established public transportation stop

**Rural Pool**

4. **Publicly operated/sponsored and established transit service** (including on-call service onsite or fixed-route service within 1/2 mile of site entrance\*)

\*As measured from an entrance to the site that is accessible to pedestrians and connected by sidewalks or established pedestrian walkways to the transportation hub/stop.

Scoring Justification per Applicant

Coastal Regional Coaches of Georgia provides on-call transit services Monday through Friday, 7am-5pm. The service is available for any destination within the designated counties and can be accessed on-site at the development. Documentation detailing the on-call service is included in Tab 27.

DCA's Comments:

For ALL options under this scoring criterion, regardless of Competitive Pool chosen, provide the information below for the transit agency/service:

Coastal Regional Coaches of Georgia	(866) 543-6744
http://www.bryancountyga.org/government/departments-h-z/transit	
http://www.bryancountyga.org/government/departments-h-z/transit	

6	A.	0	0
5	1.		
4	2.		
1	3.		
<b>3</b>	B.	<b>0</b>	<b>0</b>
3	1.		
2	2.		
1	3.		
2	4.	<b>2</b>	

**5. BROWNFIELD**

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

<b>2</b>	<b>0</b>	
----------	----------	--

A. Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:

B. Source of opinion ltr stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability ltr

C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

Yes/No	Yes/No

DCA's Comments:

**6. SUSTAINABLE DEVELOPMENTS**

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

EnergyStar v3  
**Rural**

<b>3</b>	<b>2</b>	<b>0</b>
----------	----------	----------

DCA's Green Building for Affordable Housing Training Course - Participation Certificate obtained?

Date of Course	3/3/17	Sarah Branch	National Church Residences
Date of Course		<<Enter Participant's Name here>>	<<Enter Participant's Company Name here>>

An active current version of draft scoring worksheet for development, illustrating compliance w/ minimum score required under program selected, is included in application?

N/a	
-----	--

For Rehab developments - required Energy Audit Report submitted per current QAP?

Date of Audit: [ ] Date of Report: [ ]

**A. Sustainable Communities Certification**

Project seeks to obtain a sustainable community certification from the program chosen above?

2	A.	Yes/No	Yes/No
		<b>No</b>	

**1. EarthCraft Communities**

Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located:

**2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND v4)**

a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54 20</b>

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

**Commitments for Building Certification:**

- |   |    |        |        |
|---|----|--------|--------|
| 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?             | 1. | Yes/No | Yes/No |
| 2. Project will meet program threshold requirements for Building Sustainability?  | 2. | Yes    |        |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | Yes    |        |

**B. Sustainable Building Certification** Project commits to obtaining a sustainable building certification from the program chosen above? 1 B. Yes

**C. Exceptional Sustainable Building Certification** 3 C. Yes/No

- |  |    |    |  |
|--|----|----|--|
| 1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above? | 1. | No |  |
|--|----|----|--|

**D. High Performance Building Design** The proposed building design demonstrates: 1 D. 1 0

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

*Scoring Justification per Applicant*

The Proposed development is committed to obtaining Envergy Star V3 and High Performance Building Design. The Energy Star V3 Home Report is included in Tab 29, which gives the Energy Star score. Model and HERS rating.

*DCA's Comments:*

*(Empty comment box)*

**7. STABLE COMMUNITIES** (Must use data from the most current FFIEC census report, published as of January 1, 2016) 7 **2 0**

**A. Census Tract Demographics** 3

& Competitive Pool chosen: **Rural** Yes/No Yes/No

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

2. Less than  below Poverty level (see Income) Actual Percent

3. Designated Middle or Upper Income level (see Demographics) Designation:

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

**C. Georgia Department of Public Health Stable Communities** 2 **1 0**

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

**D. Mixed-Income Developments in Stable Communities** Market units:  Total Units:  Mkt Pct of Total:  2 **0 0**

*DCA's Comments:*

*(Empty comment box)*

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54</b>
	<b>10</b>	<b>20</b>
	<b>0</b>	<b>0</b>
	<b>Yes</b>	

**8. TRANSFORMATIONAL COMMUNITIES (choose A or B)**

Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested?  
 If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application?  
 If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application?

**Eligibility - The Plan** (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns):

	Revitalization Plan		Transformation Plan	
	Yes/No	Yes/No	Yes/No	Yes/No
a) Clearly delineates targeted area that includes proposed project site, but does not encompass entire surrounding city / municipality / county?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement during the planning stages?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included in full in the appropriate tab of the application binder?	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	

**Website address (URL) of Revitalization Plan:**

**Website address (URL) of Transformation Plan:**

--

**A. Community Revitalization**

- i.) Plan details specific work efforts directly affecting project site?
- ii.) Revitalization Plan has been officially adopted (and if necessary, renewed) by the Local Govt?
- iii.) Public input and engagement during the planning stages:

Date Plan originally adopted by Local Govt:  
 Time (#yrs, #mths) from Plan Adoption to Application Submission Date:  
 Date(s) Plan reauthorized/renewed by Local Government, if applicable:

i.) Enter page nbr(s) here
ii.)

2 A. 

--	--

  
 Yes/No Yes/No

i.)		
ii.)		

- a) Date(s) of Public Notice to surrounding community:  
Publication Name(s)
- b) Type of event:  
Date(s) of event(s):
- c) Letters of Support from local non-government entities. Type:  
Entity Name:

a)		
b)	<<Select Event 1 type>>	<<Select Event 2 type>>
c)	<<Select Entity 1 type>>	<<Select Entity 2 type>>

- 1. **Community Revitalization Plan** - Application proposes to develop housing that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.
- 2. **Qualified Census Tract and Community Revitalization Plan** - Application proposes to develop housing that is in a Qualified Census Tract and that contributes to a written Community Revitalization Plan for the specific community in which the property will be located.  
 Project is in a QCT? **No** Census Tract Number: **9201.02** Eligible Basis Adjustment: **<<Select>>**

1.		
2.		

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	Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>54</b>	<b>20</b>

OR

**B. Community Transformation Plan**

Does the Applicant reference an existing Community Revitalization Plan meeting DCA standards?

**1. Community-Based Team**

Community-Based Developer (CBD)

Select at least two out of the three options (i, ii and iii) in "a" below, or "b".

CBD 1

Entity Name			Website		
Contact Name		Direct Line		Email	
				Yes/No	Yes/No

a) i. CBD has successfully partnered with at least two (2) established community-based organizations (CBOs) that serve the area around the development (proposed or existing elsewhere) in the last two years and can document that these partnerships have measurably improved community or resident outcomes. 1

CBO 1 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name		Direct Line		Email		
CBO 2 Name			Purpose:			Letter of Support included?
Community/neighborhd where partnership occurred			Website			
Contact Name		Direct Line		Email		

ii. In the last three years, the CBD has participated or led philanthropic activities benefitting either 1) the Defined Neighborhood or 2) a targeted area surrounding their development in another Georgia community. Use comment box or attach separate explanation page in corresponding tab of Application Binder. ii.

iii. The CBD has been selected as a result of a community-driven initiative by the Local Government in a Request for Proposal or similar public bid process. iii.

or b) The Project Team received a HOME consent for the proposed property and was designated as a CHDO. b)

Community Quarterback (CQB)

See QAP for requirements.

CQB 1

i. CQB is a local community-based organization or public entity and has a demonstrated record of serving the Defined Neighborhood, *as delineated by the Community Transformation Plan*, to increase residents' access to local resources such as employment, education, transportation, and health? Enter page nbr(s) here

ii. Letter from CQB confirming their partnership with Project Team to serve as CQB is included in electronic application binder where indicated by Tabs Checklist?

iii. CQB Name			Website		
Contact Name		Direct Line		Email	

**2. Quality Transformation Plan**

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

4

2.

a) *Public and Private Engagement* Tenancy: HFOP

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

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

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<b>TOTALS: 92</b>	<b>54</b>	<b>20</b>

ii. Transformation Partner 2		<Select Transformation Prtrn type>	If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs	
Org Name				Date(s) of publication of meeting notice	
Website				Publication(s)	
Contact Name	Direct Line			Social Media	
Email				Mtg Locatn	
Role				Which Partners were present at Public Mtg 2 between Partners?	
b) Citizen Outreach	Choose either "i" or "ii" below for (b).				Yes/No Yes/No
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i.
or	Nbr of Respondents				
ii. Public Meetings					ii.
Meeting 1 Date		Dates: Mtg 2		Mtg Notice Publication	
Date(s) of publication of Meeting 1 notice		Public Mtg 2 rqmt met by req'd public mtg between Transformatn Partners?			
Publication(s)		Publication(s)			
Social Media		Social Media			
Meeting Location		Mtg Locatn			
Copy(-ies) of published notices provided in application binder?		Copy(-ies) of published notices provided in application binder?			
c) Please prioritize in the summary bullet-point format below the top 5 challenges preventing this community from accessing local resources (according to feedback from the low income population to be served), along with the corresponding goals and solutions for the Transformation Team and Partners to address:					
i. Local Population Challenge 1					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
ii. Local Population Challenge 2					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iii. Local Population Challenge 3					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
iv. Local Population Challenge 4					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					
Solution and Who Implements					
v. Local Population Challenge 5					
Goal for increasing residents' access					
Solution and Who Implements					
Goal for catalyzing neighborhood's access					

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>54</b>	<b>20</b>

Solution and Who Implements

--

**C. Community Investment**

**1. Community Improvement Fund**

Amount / Balance

**HFOP**

4		
1	1.	

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

	Direct Line				
	Direct Line				

Bank Name	
Account Name	
Bank Website	
Contact Email	

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

**2. Long-term Ground Lease**

- a) Projects receives a long-term ground lease (no less than 45-year) for nominal consideration and no other land costs for the entire property?
- b) No funds other than what is disclosed in the Application have been or will be paid for the lease either directly or indirectly?

1	2.		
2	3.		

**3. Third-Party Capital Investment**

Competitive Pool chosen: **Rural**

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

<Select unrelated 3rd party type>	Improvement Completion Date

--	--


Full Cost of Improvement as a Percent of TDC:

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

Total Development Costs (TDC):  
9,167,578

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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Score Value	Self Score	DCA Score
<b>TOTALS:</b>	<b>92</b>	<b>20</b>
10		
D.		
1.		
2.		

**D. Community Designations**

(Choose only one.)

1. HUD Choice Neighborhood Implementation (CNI) Grant
2. Purpose Built Communities

Scoring Justification per Applicant

This section does not apply.

DCA's Comments:

**9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS**

(choose A or B)

4

0	0
---	---

Competitive Pool chosen:

Rural

**A. Phased Developments**

Phased Development?

No

0

3

A.		
1.	N/a	

1. Application is in the Flexible Pool and the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past five (5) funding rounds (only the second and third phase of a project may receive these points) and at least one phase has commenced construction per that allocation by the 2017 Application Submission deadline?

If Yes, indicate DCA Project Nbr and Project Name of the first phase:

Number:

--

Name

--

If current application is for third phase, indicate for second phase:

Number:

--

Name

--

2. Was the community originally designed as one development with different phases?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

2.	N/a	
3.	N/a	
4.	N/a	

**B. Previous Projects (Flexible Pool)**

(choose 1 or 2)

3

B.	0	0
----	---	---

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

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

1.		
2.		

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

(choose 1 or 3)

4

C.	0	0
----	---	---

The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:

1. Within the last Five (5) DCA funding cycles
2. Since the 2000 DCA Housing Credit Competitive Round
- OR 3. Within the last Four (4) DCA funding cycles

(additional point)

1.		
2.		
3.		

Scoring Justification per Applicant

2014-04 Sawmill Landing was funded in 2014.

DCA's Comments:

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54</b>
	<b>2</b>	<b>20</b>
	<b>2</b>	<b>0</b>
	Yes/No	Yes/No

**10. MARKET CHARACTERISTICS**

For DCA determination:

- A.** Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project?
- B.** Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?
- C.** Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?
- D.** Is the capture rate of a specific bedroom type and market segment over 55%?

A.	<b>No</b>	
B.	<b>No</b>	
C.	<b>No</b>	
D.	<b>No</b>	

Scoring Justification per Applicant

The overall occupancy rate is above 90%. The Market Study has been completed in accordance with DCA guidelines and confirms a strong demand for senior properties.

DCA's Comments:

**11. EXTENDED AFFORDABILITY COMMITMENT**

(choose only one)

**A. Waiver of Qualified Contract Right**

Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?

**B. Tenant Ownership**

Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).

DCA's Comments:

	<b>1</b>	<b>0</b>
A.	<b>1</b>	
	<b>Yes</b>	
B.		
	<b>N/a</b>	

**12. EXCEPTIONAL NON-PROFIT**

National Church Residences

Nonprofit Setaside selection from Project Information tab:

Is the applicant claiming these points for this project?

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

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

DCA's Comments:

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

**13. RURAL PRIORITY**

Competitive Pool: **Rural**

Urban or Rural: **Rural**

<b>2</b>	<b>2</b>	
----------	----------	--

Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves **80** or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.

Unit Total	<b>60</b>
------------	-----------

MGP	National Church Residences of Pemi	0.0100%	Matthew D. Rule	NPSponsr	National Church Residences	0.0000%	Matthew D. Rule
OGP1	0	0.0000%	0	Developer	National Church Residences	0.0000%	Matthew D. Rule
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	NHT Equity LLC	98.9900%	Lore Little	Developmt Consult	0	0.0000%	0
State LP	Sugar Creek Capital	1.0000%	Chris Hite				

Scoring Justification per Applicant

DCA's Comments:

The proposed development is located in a Rural designation area and is applying under the Rural Pool. The proposed development will contain 60 units and will meet the Rural Priority.



**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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Score Value	Self Score	DCA Score
-------------	------------	-----------

**TOTALS:**

92	54	20
----	----	----

**14. DCA COMMUNITY INITIATIVES**

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

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

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

A.	Yes/No	Yes/No
1.	Yes	
2.	Yes	
3.	Yes	
4.	Yes	
5.	Yes	

**NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded this point.**

**B. Designated Military Zones**

<http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp>

Project site is located within the census tract of a DCA-designated Military Zone (MZ).

City: **Pembroke** County: **Bryan** QCT? **No** Census Tract #: **9201.02**

Scoring Justification per Applicant

DCA's Comments:

The required GICH supporting documentation is included in Tab 35. The proposed development is located in census tract 9201.02, which is a designated military zone. A copy of the DCA designated military zone lists is included in Tab 35.

1	
B.	Yes

**15. LEVERAGING OF PUBLIC RESOURCES**

Competitive Pool chosen: **Rural**

**4**

0	0
Yes/No	Yes/No

Indicate that the following criteria are met:

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

a)	N/a	
b)	N/a	
c)	N/a	
d)	N/a	
e)	N/a	
f)	N/a	

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

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

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total Qualifying Sources (TQS):</b>	<b>0</b>

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
<b>Total Qualifying Sources (TQS):</b>	<b>0</b>

**2. Point Scale**

Scoring Justification per Applicant

Total Development Costs (TDC): **9,167,578**  
 TQS as a Percent of TDC: **0.0000%**

**0.0000%**

This section does not apply.

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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	<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54</b>	<b>20</b>

DCA's Comments:

**16. INNOVATIVE PROJECT CONCEPT**

Is the applicant claiming these points?

**Selection Criteria**

1. Presentation of the project concept narrative in the Application.
2. Uniqueness of innovation.
3. Demonstrated replicability of the innovation.
4. Leveraged operating funding
5. Measureable benefit to tenants
6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.

Ranking Pts	Value	Range	Ranking Pts
1.		0 - 10	
2.		0 - 10	
3.		0 - 5	
4.		0 - 5	
5.		0 - 5	
6.		0 - 5	
<b>Total:</b>		<b>0 - 40</b>	<b>0</b>

DCA's Comments:

**17. INTEGRATED SUPPORTIVE HOUSING**

**A. Integrated Supportive Housing/ Section 811 RA**

1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max):  
Total Low Income Units  
Min 1 BR LI Units required  
1 BR LI Units Proposed

6
60
6
50

3	2	0
2	2	0
1.	Agree	
2.	Yes	
3.	Yes	
4.	Yes	

**B. Target Population Preference**

1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?

Name of Public Housing Authority providing PBRA:

PBRA Expiration:

2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population?

Nbr of Settlement units:

0	0.0%
---	------

3	0	0
1.		
2.		

Scoring Justification per Applicant

Applicant is willing to accept Section 811 Rental Assistance.

DCA's Comments:

**18. HISTORIC PRESERVATION**

(choose A or B)

The property is:

Historic Credit Equity:

0
---

**A. Historic and Adaptive Reuse**

The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.

Historic adaptive reuse units:

0
---

Total Units

60
----

% of Total

0.00%
-------

<< Enter here Applicant's Narrative of how building will be reused >>

2	0	0
2		
A.		

**B. Historic**

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved

Nbr Historic units:

0
---

Total Units

60
----

1		
B.		

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54</b>
		<b>20</b>

NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register % of Total

**0.00%**

DCA's Comments:

--

**19. HEALTHY HOUSING INITIATIVES (choose A or B or C) 3**

Pre-requisites:

Agree or Y/N Agree or Y/N

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

Agree	
Yes	
Yes	
Yes	
Agree	

Bryan counties premature death ranking is 45 of 159 with 7,900 premature deaths according to County Health Rankings & Roadmaps in 2017; this is higher than the national number (5,200) and Georgia's 7,300 premature deaths. According to the Clinical Care section of the report, Bryan County ranks 12 of 159. Bryan County has 14% of its resident's uninsured, compared to 18% for the state of Georgia. 46 preventable hospital stays, compared to 52 for the state of Georgia. Both Bryan County and the state of Georgia have 85% in diabetes monitoring. In all cases, Bryan County and the state of Georgia are below the top U.S. Performers. With an on-site service coordinator and Care Guide, the health initiative proposed can positively impact the health outcomes of the community and decrease the excessive use of emergency healthcare and re-admissions to the hospital.

**A. Preventive Health Screening/Wellness Program for Residents 3**

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

3	0
Agree	
Yes	
Yes	

Description of Service (Enter "N/a" if necessary)	Occurrence	Cost to Resident
a) Blood Pressure Checks	Weekly	None
b) Diabetes Monitoring	Weekly	None
c) Chronic Health Education	Weekly	None
d) Hospital to Home Care Transition	As often as needed	None

**B. Healthy Eating Initiative 2**

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

**Disagree**

1. The community garden and edible landscape will:
  - a) Emphasize the importance of local, seasonal, and healthy food?
  - b) Have a minimum planting area of at least 400 square feet?
  - c) Provide a water source nearby for watering the garden?
  - d) Be surrounded on all sides with fence of weatherproof construction?
  - e) Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?

0	0

2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

2.	
----	--

Description of Monthly Healthy Eating Programs	Description of Related Event
a)	

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	92	54
		20

b)		
c)		
d)		

**C. Healthy Activity Initiative**

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

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

0	0
<b>Disagree</b>	

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

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

a)	
b)	
c)	
d)	
e)	

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

f)	
g)	

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

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

2.	
----	--

*Scoring Justification per Applicant*

An MOU has been signed with A Hand To Hold to provide the services noted in section A.2 above, and is located in Tab 40. Further, a community garden is designed in the scope of work so that a monthly healthy eating program can be established.

*DCA's Comments:*

**20. QUALITY EDUCATION AREAS**

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

3	1	0
	<b>Yes</b>	

NOTE: 2013-2016 CCRPI Data Must Be Used

District / School System - from state CCRPI website: \_\_\_\_\_  
 Tenancy: HFOP  
 If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site?

N/a	
-----	--

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary	Bryan County Elementary			77.40	74.80	75.30	75.83	Yes	
b) Middle/Junior High									
c) High									
d) Primary/Elementary	Bryan County Elementary								
e) Middle/Junior High									
f) High									

*Scoring Justification per Applicant*

Bryan County Elementary school three year average for 2013-2015 is 75.83, which makes the project eligible for 1 point as quality education areas are a strong predictor of a strong community.

*DCA's Comments:*

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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**21. WORKFORCE HOUSING NEED** (choose A or B)

(Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR** B. Exceed the minimum jobs threshold by 50%

<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS:</b>	<b>92</b>	<b>54 20</b>
	<b>2</b>	<b>0 0</b>

Jobs Threshold	City of Atlanta	Atlanta Metro (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties)	Other MSA	Rural Area
Minimum	20,000	15,000	6,000	3,000
Project Site				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:  
 Total Nbr of Jobs w/in the 2-mile radius:  
 Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:  
 Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:

	Per Applicant	Per DCA
	0.00%	0.00%

Project City	Pembroke
Project County	Bryan
HUD SA	Savannah
MSA / Non-MSA	MSA
Urban or Rural	Rural

Scoring Justification per Applicant

The site is not eligible for Workforce Housing scoring points

DCA's Comments:

**22. COMPLIANCE / PERFORMANCE**

Base Score  
 Deductions  
 Additions

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

Scoring Justification per Applicant

A syndicator letter from NAHT is included in Tab 43 confirming National Church Residences is in good standing and has been involved in more than 20 developments.

DCA's Comments:

**TOTAL POSSIBLE SCORE**

<b>92</b>	<b>54 20</b>
-----------	--------------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

**NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS**

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

**PART NINE - SCORING CRITERIA - 2017-001 National Church Residences at Ash Branch, Pembroke, Bryan County**

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<b>Score Value</b>	<b>Self Score</b>	<b>DCA Score</b>
<b>TOTALS: 92</b>	<b>54</b>	<b>20</b>

DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

National Church Residences at Ash Branch

Pembroke, Bryan County

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

**Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative**

National Church Residences at Ash Branch  
Pembroke, Bryan County



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

### National Church Residences at Ash Branch

#### Pembroke, Bryan County

National Church Residences at Ash Branch is located within the GICH community for the City of Pembroke. The City of Pembroke was admitted in 2013 and they are currently moving forward with their action plan.

The plan identifies four major issues with housing in their community and National Church Residences at Ash Branch will help to address two of these four major issues. One of the issues is the inadequate supply of rental housing for the citizens of Pembroke. As the plan states, the majority of existing rental housing is not well maintained and poorly managed and provides poor living conditions. National Church Residences at Ash Branch will bring 60 units of new construction for persons 55+ and will be managed by National Church Residences.

Another major issue addressed in the plan is the need for multi-family housing. The City of Pembroke draws many retirees from Ft. Stewart and Hunter Army Airfield Base. With the tenancy at National Church Residences at Ash Branch being 55+, the development will help fill the need for many retirees.



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

National Church Residences at Ash Branch

Pembroke, Bryan County

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



Georgia Department of Community Affairs  
Housing Finance and Development Division  
60 Executive Park South, NE.  
Atlanta, Georgia 30329-2231

Re: Application for Low-Income Housing Tax Credit and/or HOME Funding

To DCA:

This Application is submitted in accordance with the 2017 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

- 1) I understand that, in the event an allocation (or an allowance) for LIHTCs was obtained with false information supplied to the Georgia Department of Community Affairs ("DCA"), DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant entity. Also, a supplier, including the developer or owner, who knowingly provides false information will be barred by DCA from program participation for a period of five (5) years from the date the false information was discovered, in accordance with a Memorandum of Understanding between the Internal Revenue Service and the Georgia Housing and Finance Authority.
- 2) I am responsible for ensuring the project consists or will consist of a qualified low-income building (or buildings) as defined in the Internal Revenue Code section 42(c)(2) and will satisfy all applicable requirements of State and Federal tax law in the acquisition, development and operation of the project to receive State and federal housing tax credits.
- 3) I am responsible for all calculations and figures relating to the determination of the eligible basis of the building(s). I understand and agree the amount of the credit is allocated by reference to the figures that I submit as to eligible and qualified basis. I understand that the actual amount of credit allocated may vary somewhat from the amount initially reserved or committed due to (a) the determination by the Georgia Department of Community Affairs ("DCA") as to the amount of credit necessary for the financial feasibility of the project and its viability as a qualified low-income housing project; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing credit percentage; and (d) availability of the credit.
- 4) I understand and agree that DCA makes no representations or warranties regarding the financial feasibility of the project, the amount of credit, or the appropriateness of the allocation of the credit and makes no independent investigation as to the eligible and qualified basis and that any and all credit awards and credit amounts are solely based on representations made by me. I therefore agree to hold harmless and indemnify DCA and the individual directors, employees, members, officers, and agents of DCA in the event that I or anyone acting on my behalf, at my request or by and through me incurs any loss, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Application, diminution of the credit, loss of the credit, recapture of part or all of the credit, failure to allocate the credit requested in my Application or, the failure of DCA, in whole or in part, to grant my Application.
- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume any responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or (ii) the financial feasibility of the project.

- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amendments, and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, costs, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from future program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and revealed.

In addition, Applicant understands:

- The above certifications are of a continuing nature and apply at all stages of the Application process: initial application, commitment, carryover allocation, and final allocation/funding.
- DCA must be notified of any subsequent events or information, which would change any statements or representations in the attached Application or amendments thereto;
- DCA reserves the right to verify all information or documents used in processing the Application, including requiring credit checks on all parties involved in the transaction. Applicant hereby authorizes the financing bank, accountant, mortgage lender, creditors, other state housing agencies and others sources identified in the Application to release information to DCA or its designee in order to verify the accuracy of information in the Application and amendments thereto.

Applicant agrees and understands that it may be charged for all fees and costs incurred by DCA in the inspection of funded properties during and after construction and in the enforcement of DCA regulations and policies.

Under penalty of perjury, to the best of my knowledge, I certify that all of the information in the attached Application, including all supporting documentation, is correct, complete and accurate.

APPLICANT/OWNER

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

[SEAL]