

Project Narrative
National Church Residences at Willowbrook
Hinesville, Liberty County

National Church Residences at Willowbrook will provide 89-affordable units of new construction housing for seniors 55+ and over in Hinesville, Liberty County, GA. The 7.16 acre site is conveniently and well located, with 2 transit stops at the front of the property and many retail and commercial amenities are a short walk away.

National Church Residences at Willowbrook would not be possible without the strong support of the Housing Authority of Hinesville. The Housing Authority is purchasing the land for the site and will in turn, ground lease it to the partnership for \$1 a year, significantly reducing total development costs. Furthermore, the Housing Authority is providing a Service Coordinator to be located on-site for the residents.

Willowbrook unit mix includes 79 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 60% AMI. Community amenities will include on-site property management and service coordinator office, wellness center with wellness library, fenced community garden, exterior gathering area, large community space with kitchen, and an on-site 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 Willowbrook. 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.

STRONG MARKET VIABILITY

The Hinesville rental market is strong with market occupancy at 96.8%. The overall capture rate is favorable at 9.8% and the subject's proposed rents have an advantage to competitive 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 Willowbrook, 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, handrails in all hallways, emergency pull-cords, and wider turn radius in 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 Willowbrook residents. The Housing Authority of Hinesville is donating this part-time staff member to serve as a Service Coordinator on-site for residents of National Church Residences at Willowbrook.

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 Willowbrook 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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:

2017-002

May Final Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 859,267	DCA HOME (from Consent Form) \$ -
II. TYPE OF APPLICATION	Competitive Round -----> Pre-Application Number (if applicable) - use format 2017PA-### Have any changes occurred in the project since pre-application?	PA17-056 Yes - see Comment

Was this project previously submitted to the Ga Department of Community Affairs? Yes If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used:	The Villas at Willowbrook	DCA Project Nbr previously assigned	2014-10
Has the Project Team changed?	<input checked="" type="checkbox"/> Yes	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	43220-0000		Cellular
Office Phone	(614) 273-3539		Ext.		E-mail
(Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)					
E-mail: mrule@nationalchurchresidences.org					

IV. PROJECT LOCATION

Project Name	National Church Residences at Willowbrook		Phased Project?	No	
Site Street Address (if known)	TBD		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	841 Willowbrook Dr.		Scattered Site?	No	Nbr of Sites
Site Geo Coordinates (##.#####)	Latitude: 31.830839N	Longitude: 81.620082W	Acreage	7.1600	
City	Hinesville		Census Tract Number	0102.05	
Site is predominantly located:	Within City Limits	County	Liberty	QCT?	No
In USDA Rural Area?	<input checked="" type="checkbox"/> Yes	In DCA Rural County?	No	Overall:	Rural
HUD SA: MSA Hinesville-Fort Stewart					

	Congressional	State Senate	State House
Legislative Districts **	1	19	168
If on boundary, other district:			

Political Jurisdiction	City of Hinesville		Website	cityofhinesville.org	
Name of Chief Elected Official	Allen Brown	Title	Mayor		
Address	115 East M.L. King Jr. Drive		City	Hinesville	
Zip+4	31313-0000	Phone	(912) 876-3564		
			Email	abrown@cityofhinesville.org	

** 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	89	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	89	0
Number of 50% Units	18	0
Number of 60% Units	71	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	89	
Common Space Units	0	
Total Units	89	

D. Unit Area

Total Low Income Residential Unit Square Footage	64,961
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	64,961
Total Common Space Unit Square Footage	0
Total Square Footage from Units	64,961

E. Buildings

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

Total Common Area Square Footage from Nonresidential areas	23,409
Total Square Footage	88,370

F. Total Residential Parking Spaces

89

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

VI. TENANCY CHARACTERISTICS

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

HFOP

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP		Other	

B. Mobility Impaired

Nbr of Units Equipped:	5
Roll-In Showers	2

% of Total Units 5.6% Required: 5%

C. Sight / Hearing Impaired

Nbr of Units Equipped:	2
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% of Units for the Mobility-Impaired 40.0% Required: 40%

% of Total Units 2.2% Required: 2%

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

B. HOME:

CHDO No

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

Flexible

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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. Existing properties: currently an Extension of Cancellation Option?

No	If yes, expiration year:		Nbr yrs to forgo cancellation option:	
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New properties: to exercise an Extension of Cancellation Option?

Yes	If yes, expiration year:	2039	Nbr yrs to forgo cancellation option:	5
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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 Project Team has changed since Pre-Application. The Hinesville Housing Authority will be a Co-GP/Co-Developer as evidenced in Tab 19.</p> <p>The Architectural Waiver is included in Tab 19.</p>	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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)

Hinesville 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 Hinesville 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	www.nationalchurchresidences.org	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.

The Hineshouse Development, Inc.				Name of Principal		Melanie Thompson
100 Regency Place				Title of Principal		Chief Executive Officer
Hinesville		Website		Direct line		
GA	Zip+4	31313-0000	hinesvillehousing.org	Cellular		(614) 579-4588
(912) 876-6561				E-mail		melanie_thompson@hinesvillehousing.org

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	naht.org	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	sugarcreekcapital.com	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	www.nationalchurchresidences.org	Cellular		(614) 579-4588
(614) 273-3539				E-mail		mrule@nationalchurchresidences.org

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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.

The Hineshouse Development, Inc.				Name of Principal	Melanie Thompson
100 Regency Place				Title of Principal	Chief Executive Officer
Hinesville		Website	hinesvillehousing.org	Direct line	
GA		Zip+4	31313-0000	Cellular	
(912) 876-6561		E-mail	melanie_thompson@hinesvillehousing.org		

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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D. ATTORNEY	Arnall Golden Gregory LLP			Name of Principal	Jeff Adams
Office Street Address	171 17th Street Suite 2100			Title of Principal	Partner
City	Atlanta			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		

E. ACCOUNTANT	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@plantemoran.com		

F. ARCHITECT	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.)

A. LAND SELLER (If applicable)	Principal		10-Digit Phone / Ext.	
Office Street Address			City	
State	Zip+4	E-mail		

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	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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8. Other

Yes	<p>The architect for this project is the current owner of the land to be purchased by Hinesville Housing Authority for the project.</p> <p>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.</p>
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	<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	0.0075%	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	No	No	Nonprofit	0.0025%	No	
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	No	No	Nonprofit	0.0000%	No	
Co-Developer 2						
Owner Consultant						
Developer Consultant						
Contractor						
Management Company	No	No	Nonprofit	0.0000%	No	
Total				100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

<input type="checkbox"/> Yes Tax Credits	<input type="checkbox"/> No FHA Risk Share	<input type="checkbox"/> No Georgia TCAP *
<input type="checkbox"/> No Historic Rehab Credits	<input type="checkbox"/> No FHA Insured Mortgage	<input type="checkbox"/> No USDA 515
<input type="checkbox"/> No Tax Exempt Bonds: \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No Replacement Housing Funds	<input type="checkbox"/> No USDA 538
<input type="checkbox"/> No Taxable Bonds	<input type="checkbox"/> No McKinney-Vento Homeless	<input type="checkbox"/> No USDA PBRA
<input type="checkbox"/> No CDBG	<input type="checkbox"/> No FHLB / AHP *	<input type="checkbox"/> No Section 8 PBRA
<input type="checkbox"/> No HUD 811 Rental Assistance Demonstration (RAD)	<input type="checkbox"/> No NAHASDA	<input type="checkbox"/> No Other PBRA - Source: <input style="width: 150px;" type="text" value="Specify Other PBRA Source here"/>
<input type="checkbox"/> No DCA HOME * -- Amt \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No Neighborhood Stabilization Program *	<input type="checkbox"/> No National Housing Trust Fund
<input type="checkbox"/> No Other HOME * -- Amt \$ <input style="width: 100px;" type="text"/>	<input type="checkbox"/> No HUD CHOICE Neighborhoods	<input type="checkbox"/> No Other Type of Funding - describe <i>type/program</i> here
Other HOME - Source <input style="width: 150px;" type="text" value="Specify Other HOME Source here"/>		<input type="checkbox"/> No 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 and Sugar Creek	7,346,732		
State Housing Credit Equity	Sugar Creek Capital	4,326,409		
Other Type (specify)	General Partner Equity	100		
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		11,673,241		
Total Construction Period Costs from Development Budget:		11,673,241		
Surplus / (Shortage) of Construction funds to Construction costs:		(0)		

PART THREE - SOURCES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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: 1,651,932
 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				<u>Equity Check</u>	<u>+ / -</u>	<u>TC Equity</u>
Federal Housing Credit Equity	NAHT and Sugar Creek Capital	7,733,403		7,733,403	-0.16	<u>% of TDC</u>
State Housing Credit Equity	Sugar Creek Capital	4,554,115		4,554,115	-0.20	63%
Historic Credit Equity						<u>37%</u>
Invstmt Earnings: T-E Bonds						<u>100%</u>
Invstmt Earnings: Taxable Bonds						
Income from Operations						
Other:	General Partner Equity	100				
Other:						
Other:						
Total Permanent Financing:		12,287,618				
Total Development Costs from Development Budget:		12,287,618				
Surplus/(Shortage) of Permanent funds to development costs:		(0)				

*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 Willowbrook will be funded primarily from federal and state tax credit equity. Willowbrook assumes 9,654 in federal tax credits per unit or a total of 859,267. Federal LIHTC represents only 62.9% of total sources and is significantly below the maximum allowed credit allocation of \$950,000 per for the Flex Pool. Total development costs were significantly reduced due to the strong support of the Housing Authority of Hinesville. The Housing Authority is purchasing the land and will then ground lease the site to the partnership for 99 years at a nominal \$1 a year.

PART FOUR - USES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

I. DEVELOPMENT BUDGET

				TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis	
PRE-DEVELOPMENT COSTS					PRE-DEVELOPMENT COSTS				
Property Appraisal				5,200	5,200				
Market Study				4,600	4,600				
Environmental Report(s)				15,600	15,600				
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 >>									
				Subtotal	42,900	42,900	-	-	
ACQUISITION					ACQUISITION				
Land									
Site Demolition									
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	-	-	-	-	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	34,916		250,000	250,000				
Site Construction (Off-site)									
				Subtotal	250,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				7,619,401	7,619,401				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	7,619,401	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	DCA Limit	14.000%		472,164	472,164				
Builder Overhead	6.000%	472,164	6.000%	157,388	157,388				
General Requirements*	2.000%	157,388	2.000%	472,164	472,164				
	6.000%	472,164	6.000%						
*See QAP: General Requirements policy	14.000%	1,101,716	Subtotal	1,101,716	1,101,716	-	-	-	
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)					OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>									
Total Construction Hard Costs		Average TCHC:		100,799.07 per Res'l unit	100,799.07 per unit	101.52 per total sq ft			
8,971,117.00				138.10 per Res'l unit SF	138.10 per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency	May exceed limit!	5.00%		448,556	448,556				

PART FOUR - USES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
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	50,290	50,290			
Title and Recording Fees					
Payment and Performance bonds	44,500	44,500			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	94,790	94,790	-	-	-
PROFESSIONAL SERVICES					
Architectural Fee - Design	364,584	364,584			
Architectural Fee - Supervision	91,146	91,146			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	20,000	20,000			
Accessibility Inspections and Plan Review	15,000	15,000			
Construction Materials Testing	20,000	20,000			
Engineering					
Real Estate Attorney	75,000	75,000			
Accounting	12,000	4,000			8,000
As-Built Survey	5,000	5,000			
Other: Envelope & Elevator Review	20,000	20,000			
Subtotal	642,730	634,730	-	-	8,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 1,112</i>					
Building Permits	45,000	45,000			
Impact Fees	37,194	37,194			
Water Tap Fees <i>waived? No</i>	8,393	8,393			
Sewer Tap Fees <i>waived? No</i>	8,393	8,393			
Subtotal	98,979	98,979	-	-	-
PERMANENT FINANCING FEES					
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 >>					
Subtotal	50,000				50,000

PART FOUR - USES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

I. DEVELOPMENT BUDGET *(cont'd)*

		TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
		DCA-RELATED COSTS				
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	68,741	68,741				68,741
LIHTC Compliance Monitoring Fee	71,200	71,200				71,200
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 >>						
	Subtotal	148,441				148,441
		EQUITY COSTS				
Partnership Organization Fees						
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-				-
		DEVELOPER'S FEE				
Developer's Overhead	0.000%					
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,359,155	1,359,155			
	Subtotal	1,359,155	1,359,155	-	-	-
		START-UP AND RESERVES				
Marketing						
Rent-Up Reserves	98,497	97,951				97,951
Operating Deficit Reserve:	196,995	208,000				208,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,404	125,000	125,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	430,951	125,000	-	-	305,951
		OTHER COSTS				
Relocation						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		12,287,618	11,775,226	-	-	512,392
Average TDC Per:	Unit:	138,063.13	Square Foot:	139.05		

PART FOUR - USES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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>			
Total Subtractions From Basis:	0		0

Eligible Basis Calculation

Total Basis	11,775,226	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	11,775,226	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost) Type: <<Select>>	100.00%		
Adjusted Eligible Basis	11,775,226	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	11,775,226	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,059,770	0	0
Total Basis Method Tax Credit Calculation	1,059,770		

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

12,287,631	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		
12,287,618						
100						
12,287,518						
/ 10						
1,228,752						
1.4300	=	Federal	0.9000	+	State	0.5300
859,267						
859,267						
859,267						
859,267						

PART FOUR - USES OF FUNDS - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

National Church Residences worked with the Architect (Foley Design) and a General Contractor to review the scope of work and Hard Cost budget.

PART FOUR (b) - OTHER COSTS - 2017-002 - National Church Residences at Willowbrook - Hinesville - Liberty, 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 <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost <input type="text" value="-"/> Total Basis <input type="text" value="-"/>		

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

Envelope & 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
<hr/>	

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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					
Total Utility Allowance by Unit Size				0	0	0	0	0

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								
Total Utility Allowance by Unit Size				0	0	0	0	0

*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

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	79	10	0	0	0	89
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	43,157	9,240	0	0	52,397
0	12,564	0	0	0	12,564
0	55,721	9,240	0	0	64,961
0	0	0	0	0	0
0	55,721	9,240	0	0	64,961
0	0	0	0	0	0
0	55,721	9,240	0	0	64,961

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

5,000

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

0.86%

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	71,268
Maintenance Salaries & Benefits	49,513
Support Services Salaries & Benefits	0
Other (describe here)	
Subtotal	120,781

On-Site Office Costs

Office Supplies & Postage	6,942
Telephone	6,000
Travel	8,500
Leased Furniture / Equipment	5,000
Activities Supplies / Overhead Cost	0
Bookkeeping & DP	11,705
Subtotal	38,147

Maintenance Expenses

Contracted Repairs	8,500
General Repairs	5,000
Grounds Maintenance	14,302
Extermination	5,000
Maintenance Supplies	5,040
Elevator Maintenance	2,500
Redecorating	5,000
Uniforms	
Subtotal	45,342

On-Site Security

Contracted Guard	0
Electronic Alarm System	7,100
Subtotal	7,100

Professional Services

Legal	500
Accounting	5,000
Advertising	11,766
Other Rent Expense	750
Subtotal	18,016

Utilities (Avg\$/mth/unit)

Electricity	75	79,823
Natural Gas	0	0
Water&Swr	14	15,120
Trash Collection		5,000
Other (describe here)		0
Subtotal		99,943

Taxes and Insurance

Real Estate Taxes (Gross)*	0
Insurance**	26,700
Ground Lease	10
Subtotal	26,710

Management Fee:

	37,950
458.50	Average per unit per year
38.21	Average per unit per month

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

TOTAL OPERATING EXPENSES 393,989

Average per unit	4,426.84
Total OE Required	311,500

Replacement Reserve (RR)

Proposed average RR/unit amount:	250	
Minimum Replacement Reserve Calculation		
<u>Unit Type</u>	<u>Units x RR Min</u>	<u>Total by Type</u>
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	89 units x \$250 =	22,250
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	89	22,250

TOTAL ANNUAL EXPENSES 416,239

V. APPLICANT COMMENTS AND CLARIFICATIONS

The project will be leased to the Partnership through a long term ground lease with The Hineshouse Development, Inc., a non-profit affiliate of the Hinesville Housing Authority. The property will be tax exempt. Insurance is based on the annual premium provided by the insurance agent.

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:	-1.37%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.94%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.940%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	582,984	594,644	606,537	618,667	631,041	643,661	656,535	669,665	683,059	696,720
Ancillary Income	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Vacancy	(41,159)	(41,982)	(42,822)	(43,678)	(44,552)	(45,443)	(46,352)	(47,279)	(48,224)	(49,189)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(356,039)	(366,720)	(377,722)	(389,053)	(400,725)	(412,747)	(425,129)	(437,883)	(451,020)	(464,550)
Property Mgmt	(37,950)	(38,709)	(39,483)	(40,272)	(41,078)	(41,899)	(42,737)	(43,592)	(44,464)	(45,353)
Reserves	(22,250)	(22,918)	(23,605)	(24,313)	(25,043)	(25,794)	(26,568)	(27,365)	(28,186)	(29,031)
NOI	130,586	129,415	128,107	126,657	125,055	123,299	121,380	119,290	117,024	114,572
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	123,086	121,915	120,607	119,157	117,555	115,799	113,880	111,790	109,524	107,072
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.31	1.30	1.29	1.28	1.27	1.26	1.25	1.23	1.22	1.21
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:	-1.37%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.94%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.940%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	710,654	724,867	739,365	754,152	769,235	784,620	800,312	816,318	832,645	849,298
Ancillary Income	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,001	7,141	7,284
Vacancy	(50,172)	(51,176)	(52,199)	(53,243)	(54,308)	(55,394)	(56,502)	(57,632)	(58,785)	(59,961)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(478,487)	(492,841)	(507,626)	(522,855)	(538,541)	(554,697)	(571,338)	(588,478)	(606,133)	(624,317)
Property Mgmt	(46,260)	(47,186)	(48,129)	(49,092)	(50,074)	(51,075)	(52,097)	(53,139)	(54,201)	(55,285)
Reserves	(29,902)	(30,799)	(31,723)	(32,675)	(33,655)	(34,665)	(35,705)	(36,776)	(37,879)	(39,016)
NOI	111,928	109,082	106,028	102,754	99,254	95,518	91,534	87,294	82,788	78,004
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	104,428	101,582	98,528	95,254	91,754	88,018	84,034	79,794	75,288	70,504
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.20	1.19	1.18	1.17	1.16	1.15	1.14	1.13	1.12	1.11
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:	-1.37%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.94%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.940%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	866,284	883,609	901,281	919,307	937,693	956,447	975,576	995,088	1,014,989	1,035,289
Ancillary Income	7,430	7,578	7,730	7,884	8,042	8,203	8,367	8,534	8,705	8,879
Vacancy	(61,160)	(62,383)	(63,631)	(64,903)	(66,201)	(67,526)	(68,876)	(70,254)	(71,659)	(73,092)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(643,046)	(662,337)	(682,208)	(702,674)	(723,754)	(745,467)	(767,831)	(790,866)	(814,591)	(839,029)
Property Mgmt	(56,391)	(57,519)	(58,669)	(59,843)	(61,040)	(62,260)	(63,506)	(64,776)	(66,071)	(67,393)
Reserves	(40,186)	(41,392)	(42,633)	(43,912)	(45,230)	(46,587)	(47,984)	(49,424)	(50,906)	(52,434)
NOI	72,930	67,556	61,871	55,859	49,510	42,811	35,746	28,303	20,467	12,221
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	65,430	60,056	54,371	48,359	42,010	35,311	28,246	20,803	12,967	4,721
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.10	1.09	1.08	1.07	1.06	1.05	1.04	1.03	1.02	1.01
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:	-1.37%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.94%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.940%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,055,995	1,077,115	1,098,657	1,120,630	1,143,043
Ancillary Income	9,057	9,238	9,423	9,611	9,803
Vacancy	(74,554)	(76,045)	(77,566)	(79,117)	(80,699)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(864,200)	(890,126)	(916,830)	(944,335)	(972,665)
Property Mgmt	(68,741)	(70,115)	(71,518)	(72,948)	(74,407)
Reserves	(54,007)	(55,627)	(57,296)	(59,014)	(60,785)
NOI	3,550	(5,560)	(15,129)	(25,173)	(35,710)
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	(3,950)	(13,060)	(22,629)	(32,673)	(43,210)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	1.00	0.99	0.99	0.98	0.97
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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:	-1.37%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.94%
Expense Growth Rate (3.00%)		--> If Yes, indicate Yr 1 Mgt Fee Amt:	
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.940%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

There is no debt service.

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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 Willowbrook.

The new construction of National Church Residences at Willowbrook will be funded primarily from federal and state tax credit equity. Willowbrook assumes 9,654 in federal tax credits per unit or a total of 859,267. Federal LIHTC represents only 62.9% of total sources and is significantly below the maximum allowed credit allocation of \$950,000 per for the Flex Pool. Total development costs were significantly reduced due to the strong support of the Housing Authority of Hinesville. The Housing Authority is purchasing the land and will then ground lease the site to the partnership for 99 years at a nominal \$1 a year.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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	
Detached/Semi-Detached						
Efficiency	0	0	117,818 x 0 units = 0	0	129,599 x 0 units = 0	0
1 BR	1	0	154,420 x 0 units = 0	0	169,862 x 0 units = 0	0
2 BR	2	0	187,511 x 0 units = 0	0	206,262 x 0 units = 0	0
3 BR	3	0	229,637 x 0 units = 0	0	252,600 x 0 units = 0	0
4 BR	4	0	270,341 x 0 units = 0	0	297,375 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House						
Efficiency	0	0	110,334 x 0 units = 0	0	121,367 x 0 units = 0	0
1 BR	1	0	144,909 x 0 units = 0	0	159,399 x 0 units = 0	0
2 BR	2	0	176,506 x 0 units = 0	0	194,156 x 0 units = 0	0
3 BR	3	0	217,443 x 0 units = 0	0	239,187 x 0 units = 0	0
4 BR	4	0	258,414 x 0 units = 0	0	284,255 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Walkup						
Efficiency	0	0	91,210 x 0 units = 0	0	100,331 x 0 units = 0	0
1 BR	1	0	125,895 x 0 units = 0	0	138,484 x 0 units = 0	0
2 BR	2	0	159,553 x 0 units = 0	0	175,508 x 0 units = 0	0
3 BR	3	0	208,108 x 0 units = 0	0	228,918 x 0 units = 0	0
4 BR	4	0	259,274 x 0 units = 0	0	285,201 x 0 units = 0	0
<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator						
Efficiency	0	0	95,549 x 0 units = 0	0	105,103 x 0 units = 0	0
1 BR	1	79	133,769 x 79 units = 10,567,751	0	147,145 x 0 units = 0	0
2 BR	2	10	171,988 x 10 units = 1,719,880	0	189,186 x 0 units = 0	0
3 BR	3	0	229,318 x 0 units = 0	0	252,249 x 0 units = 0	0
4 BR	4	0	286,647 x 0 units = 0	0	315,311 x 0 units = 0	0
<i>Subtotal</i>	<i>89</i>		<i>12,287,631</i>	<i>0</i>		<i>0</i>
Total Per Construction Type	89		12,287,631	0		0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Valdosta

Tot Development Costs:

12,287,618

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

12,287,631

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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)

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.

The Housing Authority will also provide a part-time service coordinator at no cost to the property or residents.

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

--

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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. eight to ten months	
C. 96.80%	
D. 9.60%	

Project Nbr	Project Name
1	2014-012 Liberty Place
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 Hinesville, GA. The overall market occupancy rate is confirmed on page 15 of the Market Study. The overall capture rate is also indicated on page 14 of the report.

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?

Appraiser's Name: Gill Group

Pass?		
A.	No	
B.	Yes	
1)	No	
2)	Yes	
3)	Yes	
4)		
C.	No	
D.		
1)	No	
2)	No	
3)	No	

Threshold Justification per Applicant

Due to the lengthy ground lease term and minimal lease payment, the ground lease will have no impact on the land value. Therefore a land value was not calculated. Please refer to page 66 of the appraisal.
Question B.4 does not apply.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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?

Roadway is the primary contributing factor, specifically E G Miles Parkway

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?

No	
----	--

- 9) Mold?

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

No	
----	--
- 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

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

DCA's Comments:

A. Geotechnical & Environmental Consultants, Inc.	
B. Yes	
C. Yes	
1) Geotechnical & Environmental Consultants, Inc.	
2) 53.5	

D.	
1) No	
2) No	
a)	
b)	
c)	
3) No	
a)	
b)	
c)	
4) No	

No	
No	
No	
No	

No	
No	
No	

1) No	
2) No	
3) No	
G. N/A	

H. <<Select>>	<<Select>>
----------------------------------	-------------------------------

I.	
J.	

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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: 12/31/17
- 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.	Ground lease/Option	<<Select>>
C.	National Church Residences Investment Corporation	
D.	No	

Threshold Justification per Applicant

A copy of the option to ground lease has been included in Tab 8, which also provides for an assignment to the General Parnter 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 Willowbrook Dr. 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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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

B1) Yes

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 Hinesville

2) Public sewer

City of Hinesville

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) Covered Porch

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-approve

2) Equipped Garden Area

3)

4)

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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?

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?

A.	Agree	
B.	Agree	

Threshold Justification per Applicant

The project will comply with Enterprise Foundation plus 10 additional points. Documentation supporting these programs is included in Tab 29.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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)

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	5	5	5%
b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)?	2	2	40%
2) Will least an additional 2% 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
 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.

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		

Threshold Justification per Applicant

The proposed development will comply with all accessibility requirements.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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)

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

The Project Team has changed since Pre-Application. The Hinesville Housing Authority will be a Co-GP/Co-Developer as evidenced 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. However, all Compliance History Summary documents are included in Tab 19 due to the change of the Project Team.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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)

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:

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

- 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:

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

The new construction of National Church Residences at Willowbrook will be funded primarily from federal and state tax credit equity. Willowbrook assumes 9,654 in federal tax credits per unit or a total of 859,267. Federal LIHTC represents only 63.4% of total sources and is significantly below the maximum allowed credit allocation of \$950,000 per for the Flex Pool. Total development costs were significantly reduced due to the strong support of the Housing Authority of Hinesville. The Housing Authority is purchasing the land and will then ground lease the site to the partnership for 99 years at a nominal \$1 a year.

PART EIGHT - THRESHOLD CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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 NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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.

Score Value	Self Score	DCA Score
92	53	20
TOTALS:	10	10
	A.	0
	B.	0

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.

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

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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

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TOTALS:	Score Value	Self Score	DCA Score
	92	53	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: **89**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
0	
18	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
20.22%	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%
0	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)

Scoring Justification per Applicant

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..

13	0
Yes	
12	
1	
0	

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: **Flexible**

- 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.

3	0
Applicant Agrees?	DCA Agrees?
Yes	
Yes	
Yes	
Yes	

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	53 20

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

Liberty Transit provides transportation in Hinesville, GA. Route 6 has two established bus stops that are in close proximity to the proposed site entrance. One bus stop is located just at the entrance of the proposed development and another bus stop is located on Route 119. Both stops have been 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:

Liberty Transit	(912) 877-1472
www.libertytransit.org	
www.libertytransit.org	

6	A.	0	0
5	1.		
4	2.		
1	3.		
3	B.	3	0
3	1.	3	
2	2.		
1	3.		
2	4.		

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

2	0	
----------	----------	--

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

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

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.

10 Pts > Min In EF Green Communities

3	3	0
----------	----------	----------

Competitive Pool chosen:

Flexible

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 with 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
		No	

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 - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	53 20

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?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

	Yes/No	Yes/No
1.	Yes	
2.	Yes	
3.	Yes	

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

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?

B.	Yes	
C.	Yes/No	Yes/No

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

1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
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.
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.

1.	Yes	
D.	0	0
1.	N/a	
2.	N/a	
3.	N/a	

Scoring Justification per Applicant

The project will meet Enterprise Foundation Green Communities plus 10 points. The draft scoring sheet is included in Tab 29.

DCA's Comments:

7. STABLE COMMUNITIES

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

7	0	0
---	---	---

A Census Tract Demographics

3	0	
---	---	--

& Competitive Pool chosen: **Flexible**

	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/):

	No	
--	----	--

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

	Per Applicant	Per DCA	2	0	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: **<Select>**

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

	0	0
--	---	---

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty County

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

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Score Value	Self Score	DCA Score
TOTALS:	92	53
	10	20
	0	0
	No	

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?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
b) Includes public input and engagement during the planning stages?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<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?	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan >"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<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?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
e) Discusses resources that will be utilized to implement the plan?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>
f) Is included in full in the appropriate tab of the application binder?	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan>"/>	<input type="text" value="<Enter page nbr(s) from Plan here>"/>	<input type="text" value="<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.) <input type="text" value="Enter page nbr(s) here"/>
ii.) <input type="text"/>
<input type="text"/>

2 A.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

 Yes/No Yes/No

i.) <input type="text"/>	<input type="text"/>
ii.) <input type="text"/>	<input type="text"/>

- 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) <input type="text"/>
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: **0102.05** Eligible Basis Adjustment: **<<Select>>**

1.	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>

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	Score Value	Self Score	DCA Score
TOTALS:	92	53	20

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			Yes/No	Yes/No
Contact Name	Direct Line		Email				

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			Letter of Support included?
CBO 2 Name			Purpose:			
Community/neighborhd where partnership occurred			Website			Letter of Support included?
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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TOTALS:	92	53
		20

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
i. Survey	Copy of blank survey and itemized summary of results included in corresponding tab in application binder?				i. Yes/No
or	Nbr of Respondents				ii. Yes/No
ii. Public Meetings	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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Score Value	Self Score	DCA Score
TOTALS: 92	53	20

Solution and Who Implements

--

C. Community Investment

1. Community Improvement Fund

Amount / Balance

HFOP

4		
1	1.	

Source		Bank Name	
Contact	Direct Line	Account Name	
Email		Bank Website	
Bank Contact	Direct Line	Contact Email	

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

Description of Use of Funds

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

2. Long-term Ground Lease

1	2.	

- 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?

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

2	3.	

Unrelated Third-Party Name		Improvement Completion Date
Unrelated Third-Party Type	<Select unrelated 3rd 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		miles

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

Full Cost of Improvement as a Percent of TDC:	0.0000%	0.0000%	Total Development Costs (TDC):
			12,287,618

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Score Value	Self Score	DCA Score
TOTALS:	92	20
	53	20
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

3	0
---	---

Competitive Pool chosen: **Flexible**

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.	3	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
2. **Four (4)** DCA funding cycles

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 (additional point)
3. Within the last **Four (4)** DCA funding cycles

3
1
2

1.		
2.		
3.		

Scoring Justification per Applicant

The proposed site is not located within 1 mile of a DCA funded development from the past 5 DCA funding cycles.

DCA's Comments:

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Score Value	Self Score	DCA Score
TOTALS:	92	53
	2	20
	2	0
	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.	No	
B.	No	
C.	No	
D.	No	

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:

	1	0
A.	1	
	Yes	
B.		
	N/a	

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:

	3	
	Yes/No	Yes/No
	Yes	
	No	
	Yes	

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Rural

2

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	89
------------	-----------

MGP	National Church Residences of Hine	0.0075%	Matthew D. Rule	NPSponsor	National Church Residences	0.0000%	Matthew D. Rule
OGP1	The Hineshouse Development, Inc.	0.0025%	Melanie Thompson	Developer	National Church Residences	0.0000%	Matthew D. Rule
OGP2	0	0.0000%	0	Co-Developer 1	The Hineshouse Development, Inc.	0.0000%	Melanie Thomps
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:

This section does not apply.

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

TOTALS:

92	53	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

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: **Hinesville** County: **Liberty** QCT? **No** Census Tract #: **0102.05**

Scoring Justification per Applicant

DCA's Comments:

The required GICH supporting documentation is included in Tab 35.

2	1	0
1	1	
	A. Yes/No	Yes/No
	1. Yes	
	2. Yes	
	3. Yes	
	4. Yes	
	5. Yes	
	B. No	

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

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)	
0	

	Amount
a)	
b)	
c)	
d)	
e)	
f)	
g)	
h)	
i)	
j)	
0	

2. Point Scale

Scoring Justification per Applicant

Total Development Costs (TDC):

TQS as a Percent of TDC:

12,287,618
0.0000%

0.0000%

This section does not apply.

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	Score Value	Self Score	DCA Score
TOTALS:	92	53	20

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		
Total:	0 - 40		0

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

9
89
9
79

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: <<Select applicable status>>

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

89

% 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

89

1		
B.		

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Score Value	Self Score	DCA Score
TOTALS:	92	53
		20

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	

Liberty counties premature death ranking is 50 of 159 with 8,000 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, Liberty County ranks 33 of 159. Liberty County has 15% of its resident's uninsured, compared to 18% for the state of Georgia. 61 preventable hospital stays, compared to 52 for the state of Georgia. Liberty County is 83% in diabetes monitoring, compared to 85% for the state of Georgia have 85% . In all cases, Liberty 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?
2. The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

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

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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.

Score Value	Self Score	DCA Score
TOTALS:	92	53 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
Disagree	

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	0	0
	No	

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									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

This section does not apply.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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%

Score Value	Self Score	DCA Score
TOTALS:	92	53 20
	2	0 0
	2	
	2	

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	Hinesville
Project County	Liberty
HUD SA	Hinesville-Fort Stewart
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

Scoring Justification per Applicant

10	10	10

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

92	53	20
-----------	-----------	-----------

EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-002 National Church Residences at Willowbrook, Hinesville, Liberty 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.

**Score
Value**

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

TOTALS:

92

53	20
----	----

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 Willowbrook

Hinesville, Liberty 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 Willowbrook
Hinesville, Liberty County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

National Church Residences at Willowbrook

Hinesville, Liberty County

The City of Hinesville has noted in their plan the limited amount of decent, affordable housing to the very low income population. National Church Residences at Willowbrook will bring a total of 89 new construction units to Hinesville serving residents 55+. The development will also set aside 20% of the total units for residents paying 30% Gross Rents at the 50% Income limits. This will help the City of Hinesville towards their goal of adding decent, affordable housing to the very low income population.

Liberty County has identified in the same plan the shortage of housing for low income families with disabilities and senior citizens. National Church Residences at Willowbrook will serve the tenancy population of 55+ and has elected to accept Section 811.

Scoring Section 16 - Innovative Project Concept Narrative

National Church Residences at Willowbrook

Hinesville, Liberty 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]