

Project Narrative
True Light Haven
Atlanta, Fulton County

- National Church Residences is developing True Light Haven to provide 66 units of new housing for seniors. Located at 1810 Anderson Avenue NW, Atlanta, Ga 30314, the True Light Haven will provide affordable housing option in the Westside of Atlanta located just .2 miles (4 min walk) away from the Westlake Marta Hub and .8 miles (16 min walk) from Atlanta's new redevelopment project Westside path that connects to the Atlanta Beltline Westside Trail. National Church Residences is the sole property developer and will provide property management for the True Light Haven. The True Light Haven will be a new construction, single-structure building, providing a residential environment that goes beyond the bare minimum to truly and effectively accommodate the needs of its residents. The building will contain 50 one-bedroom and 16 two-bedroom units.
- True Light Haven represents the next logical step for National Church Residences in extending its service footprint to specifically target the senior population in Atlanta's Westside. Presently, National Church Residences operates the Imperial Hotel, a 90-unit Permanent Supportive Housing development in downtown Atlanta, Georgia. Also, Betmar Village, Lakewood Christian Manor, Trinity Towers, Big Bethel Village, Baptist Towers and Baptist Gardens all located in Southwest Atlanta.
- Based on National Church Residences' extensive experience with low income seniors, the project is designed to provide the amenities and services that will allow senior residents to enjoy maximum independence, even as they age in place. In addition to a generous community room with kitchenette, a laundry room, property management office and reception room, the project's common area amenities also include at least one home health care office for basic health exams, a mailroom, a multi-purpose/family room, a computer room with four computer stations and printer, The generous 4.5 acre site provides is located across the street from City of Atlanta Anderson Park walking trails and park and is within ¼ mile to the Westlake Marta HUB. Individual unit amenities include ranges, refrigerators, dishwashers, garbage disposals, microwaves, washer/dryer hook-ups, split system air conditioning, ceiling fans in the major living spaces, and window coverings. Units also include intercoms and e-call systems to increase residents' security and safety. All utilities will be paid by the owner, relieving the residents of the additional stress of tracking and budgeting for utility bills.

PART ONE - PROJECT INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton 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:
2017-015

May 1 Revision

I. DCA RESOURCES	LIHTC (auto-filled from later entries) \$ 758,020	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? No	

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

Project Name previously used: _____ DCA Project Nbr previously assigned: _____

Has the Project Team changed? No If No, what was the DCA Qualification Determination for the Team in that review? **Qualified w/out Conditions**

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name	Matt Rule, National Church Residences		Title	SVP Housing Development	
Address	2245 North Bank Drive		Direct Line	(614) 273-3539	
City	Columbus		Fax	(624) 451-0351	
State	OH	Zip+4	43220-5423	Cellular	(614) 579-4588
Office Phone	(800) 388-2151	Ext.		E-mail	mrule@nationalchurchresidences.org

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

IV. PROJECT LOCATION

Project Name	True Light Haven		Phased Project?	No	
Site Street Address (if known)	1810 Anderson Avenue		DCA Project Nbr of previous phase:		
Nearest Physical Street Address *	1810 Anderson Avenue		Scattered Site?	<input type="checkbox"/> No <input type="checkbox"/> Nbr of Sites	
Site Geo Coordinates (##.#####)	Latitude: 33.758986	Longitude: 84.450496	Acreage	4.5000	
City	Atlanta	9-digit Zip**	30314-0000	Census Tract Number	83.02
Site is predominantly located:	Within City Limits	County	Fulton	QCT?	<input type="checkbox"/> Yes <input type="checkbox"/> DDA? <input type="checkbox"/> No
In USDA Rural Area?	<input type="checkbox"/> No <input type="checkbox"/> In DCA Rural County?	<input type="checkbox"/> No	Overall: Urban	HUD SA:	MSA Atlanta-Sandy Springs-Ma

* If street number unknown

Legislative Districts **	Congressional	State Senate	State House
If on boundary, other district:	5	38	56

** Must be verified by applicant using following websites:

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

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

Political Jurisdiction	Atlanta		Website	www.atlantaga.gov	
Name of Chief Elected Official	Kasim Reed	Title	Mayor		
Address	55 Trinity Ave		City	Atlanta	
Zip+4	30303-0000	Phone	404 330 6000	Email	kmreed@atlantaga.gov

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction	66	Adaptive Reuse:	Non-historic	0	Historic	0
Substantial Rehabilitation	0	Historic Rehab				0
Acquisition/Rehabilitation	0	For Acquisition/Rehabilitation, date of original construction:				

PART ONE - PROJECT INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton County

B. Mixed Use

No

C. Unit Breakdown

	PBRA	
Number of Low Income Units	66	0
Number of 50% Units	14	0
Number of 60% Units	52	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	66	
Common Space Units	0	
Total Units	66	

E. Buildings

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

F. Total Residential Parking Spaces

86

D. Unit Area

Total Low Income Residential Unit Square Footage	47,507
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	47,507
Total Common Space Unit Square Footage	0
Total Square Footage from Units	47,507

Total Common Area Square Footage from Nonresidential areas	14,252
Total Square Footage	61,759

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

If Other, specify:

If combining Other with	Family		Elderly	
Family or Sr, show # Units:	HFOP	0	Other	0
% of Total Units		6.1%	Required:	5%
% of Units for the Mobility-Impaired		50.0%	Required:	40%
% of Total Units		3.0%	Required:	2%

VI. TENANCY CHARACTERISTICS

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

HFOP

B. Mobility Impaired

Nbr of Units Equipped:	4
Roll-In Showers	2

C. Sight / Hearing Impaired

Nbr of Units Equipped:	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 No

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 - 2017-015 True Light Haven, Atlanta, Fulton 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 Res @ Willow Brook	National Church Res @ Willow Brook	Direct	7		
National Church Res @ Ash Branch	National Church Res @ Ash Branch	Direct	8		
Hineshouse Development Inc	National Church Res@WillowBrook	Direct	9		
True Light Haven Senior Housing LP	True Light Haven	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
Hineshouse Development Inc	National Church Residences@ 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

No
No

First Building ID Nbr in Project

Last Building ID Nbr in Project

GA-
GA-

B. Expiring Section 8

No

C. Expiring HUD

HUD funded affordable nonpublic housing project

No

HUD funded affordable public housing project

No

PART ONE - PROJECT INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton 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:

New properties: to exercise an Extension of Cancellation Option? Yes If yes, expiration year: Nbr yrs to forgo cancellation option:

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):	No
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	May 1, 2019

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

The True Light Haven project will be located in Atlanta Ga and proposes to construct 66 senior apartment units for person 55 and older. The Project is located in a QCT. National Church Residence is submitting 3 projects this year. The names of the projects are listed in section 11. 3 Applications are being submitted by National Church Residences in the 2017 funding round we have a direct interest in all three.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton 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)

True Light Haven Senior Housing Limited Partnership				Name of Principal	Matt D. Rule
2335North Bank Drive				Title of Principal	Senior Vice President
Columbus		Fed Tax ID:		Direct line	(614) 273-3539
OH	Zip+4	43220-5423	Org Type:	For Profit	Cellular
(800) 388-2151		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 True Light Haven LLC				Name of Principal	Matt D. Rule
2335 North Bank Drive				Title of Principal	Senior Vice President
Columbus		Website	www.nationalchurchresidence.org	Direct line	(614) 273-3539
OH	Zip+4	43220-5423		Cellular	(614) 579-4588
(800) 388-2151		E-mail	mrule@nationalchurchresidences.org		

b. Other General Partner

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

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

c. Other General Partner

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

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

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

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

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

b. State Limited Partner

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

Sugar Creek Capital				Name of Principal	ChrisHite
3343 Peachtree Rd NE, Suite 370				Title of Principal	President
Atlanta		Website	sugarcreekcapital.com	Direct line	
ga	Zip+4	30324-0000		Cellular	
(314) 968-2205		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	Matt D. Rule
2335 North Bank Drive				Title of Principal	Senior Vice President
Columbus		Website	www.nationalchurchresidence.org	Direct line	(614) 273-3539
OH	Zip+4	43220-5423		Cellular	(614) 579-4588
(800) 388-2151		E-mail	mrule@nationalchurchresidences.org		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton 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	Matt D. Rule
2335 North Bank Drive				Title of Principal	Senior Vice President
Columbus		Website	www.nationalchurchresidence.org	Direct line	(614) 273-3539
OH		Zip+4	43220-5423	Cellular	(614) 579-4588
(800) 388-2151		E-mail	mrule@nationalchurchresidences.org		

B. CO-DEVELOPER 1

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

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

C. CO-DEVELOPER 2

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

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

D. DEVELOPMENT CONSULTANT

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

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

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

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

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

B. GENERAL CONTRACTOR

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

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

C. MANAGEMENT COMPANY

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

National Church Residences				Name of Principal	Steve Bodkin
2335 North Bank Drive				Title of Principal	SVP, COO Housing
Columbus		Website	www.nationalchurchresidence.org	Direct line	
OH		Zip+4	43220-5423	Cellular	
(800) 388-2151		E-mail	sbodkin@nationalchurchresidences.org		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton County

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

E. ACCOUNTANT	Plante Moran			Name of Principal	Robert Shenton
Office Street Address	250 High Street Suite 100			Title of Principal	CPA
City	Columbus	Website		Direct line	(614) 849-3000
State	OH	Zip+4	43215-2248	Cellular	
10-Digit Office Phone / Ext.	(614) 888-8000	E-mail	robert.shenton@plantemoran.com		

F. ARCHITECT	Foley Design Associates Architects, Inc			Name of Principal	William Foley
Office Street Address	21 Puritan Mill 950 Joseph Lowery Blvd			Title of Principal	President
City	Atlanta	Website	www.foleydesign.com	Direct line	(404) 400-1911
State	GA	Zip+4	30318-0000	Cellular	
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)	True Light Baptist Church	Principal	Darrell Elligan, Pastor	10-Digit Phone / Ext.	
Office Street Address	47 Anderson Avenue			City	Atlanta
State	GA	Zip+4	30314-0000	E-mail	pastorddelligan@bellsouth.net

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	No	
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	No	
4. Owner and Consultant?	No	
5. Syndicator and Developer?	Yes	National Church Residences is 1 of 13 members of the Stewards for Affordable Housing for the Future (SAHF). SAHF is and affiliate of NAHT
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	National Church Residences is the sole member of National Church Residences of True Light Haven LLC, which is the Managing General Partner. There is an identity of interest between the General Partner and the Developer and the Property Manager as all have National Church Residences as it's parent company.

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-015 True Light Haven, Atlanta, Fulton 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	0.0100%	Yes	Section3B. The General Contractor has not been selected. National Church Residences is the sole member of National Church Residences of True Light Haven LLC, which is the Managing General Partner. There is an identity of interest between the General Partner and the Developer and the Property Manager as all have National Church Residences as its parent company.
Other Genrl Prtnr 1						
Other Genrl Prtnr 2						
Federal Ltd Partner	No	No	For Profit	98.9900%	No	n/a
State Ltd Partner	No	No	For Profit	1.0000%	No	n/a
NonProfit Sponsor	No	No	Nonprofit	0.0000%	No	n/a
Developer	No	No	Nonprofit	0.0000%	No	n/a
Co-Developer 1						
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 - 2017-015 True Light Haven, Atlanta, Fulton County

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Section3B. The General Contractor has not been selected. National Church Residences is the sole member of National Church Residences of True Light Haven LLC, which is the Managing General Partner. There is an identity of interest between the General Partner and the Developer and the Property Manager as all have National Church Residences as its parent company.

PART THREE - SOURCES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton County

I. GOVERNMENT FUNDING SOURCES (check all that apply)

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

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

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amount	Effective Interest Rate	Term (In Months)
Mortgage A				
Mortgage B				
Mortgage C				
Federal Grant				
State, Local, or Private Grant				
Deferred Developer Fees				
Federal Housing Credit Equity	NHT Equity, LLC/Sugar Creek Capital	5,927,716		
State Housing Credit Equity	Sugar Creek Capital	3,543,744		
Other Type (specify)	GP Equity	National Church Residences	100	
Other Type (specify)				
Other Type (specify)				
Total Construction Financing:		9,471,560		
Total Construction Period Costs from Development Budget:		9,471,560		
Surplus / (Shortage) of Construction funds to Construction costs:		(0)		

PART THREE - SOURCES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton 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)							
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: 1,419,586
 DDF Percent of Cash Flow (Yrs 1-15) 0.000% 0.000%
 Cash flow covers DDF P&I?

Federal Grant							
State, Local, or Private Grant							
Federal Housing Credit Equity	NHT Equity, LLC/Sugar Creek Capital	6,973,784					
State Housing Credit Equity	Sugar Creek Capital	4,169,110					
Historic Credit Equity							
Invstmt Earnings: T-E Bonds							
Invstmt Earnings: Taxable Bonds							
Income from Operations							
Other: GP Equity	National Church Residences	100					
Other:							
Other:							
Total Permanent Financing:		11,142,994					
Total Development Costs from Development Budget:		11,142,994					
Surplus/(Shortage) of Permanent funds to development costs:		0					

Equity Check	+ / -	TC Equity
6,973,784	0.26	% of TDC
4,169,110	0.15	63%
		37%
		100%

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

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS - DCA USE ONLY

The project financial structure shows no debt on the project. This structure will allow for a full-time service coordinator to be hired to assist with the execution of National Church Residences best practice Care Guide model and implement the healthy housing initiative.

PART FOUR - USES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton 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				10,000	10,000				
Market Study				5,000	5,000				
Environmental Report(s)				7,500	7,500				
Soil Borings				7,500	7,500				
Boundary and Topographical Survey				28,000	28,000				
Zoning/Site Plan Fees									
Other: <u>Brownfield Review & Mitigation</u>				40,000	40,000				
Other: <u>Archeological Survey- Civil War Battle Field</u>				7,505	7,505				
Other: <u><< Enter description here; provide detail & justification in tab Part IV-b >></u>									
				Subtotal	105,505	-	-	-	
ACQUISITION					ACQUISITION				
Land				680,000				680,000	
Site Demolition				-					
Acquisition Legal Fees (if existing structures)									
Existing Structures									
				Subtotal	680,000	-	-	680,000	
LAND IMPROVEMENTS					LAND IMPROVEMENTS				
Site Construction (On-site)	Per acre:	48,889		220,000	220,000				
Site Construction (Off-site)									
				Subtotal	220,000	-	-	-	
STRUCTURES					STRUCTURES				
Residential Structures - New Construction				6,013,111	6,013,111				
Residential Structures - Rehab									
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr				-					
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab									
				Subtotal	6,013,111	-	-	-	
CONTRACTOR SERVICES					CONTRACTOR SERVICES				
Builder Profit:	<u>6.000%</u>	<u>373,987</u>	6.000%	373,987	373,987				
Builder Overhead	<u>2.000%</u>	<u>124,662</u>	2.000%	124,662	124,662				
General Requirements*	<u>6.000%</u>	<u>373,987</u>	6.000%	373,987	373,987				
*See QAP: General Requirements policy	<u>14.000%</u>	<u>872,636</u>		Subtotal	872,635	-	-	-	
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:									
Total Construction Hard Costs				7,105,746.00					
Average TCHC:		107,662.82 per Res'l unit		107,662.82	per unit		115.06	per total sq ft	
		149.57 per Res'l unit SF		149.57	per unit sq ft				
CONSTRUCTION CONTINGENCY					CONSTRUCTION CONTINGENCY				
Construction Contingency			5.00%	355,287	355,287				

PART FOUR - USES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton 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	25,000	25,000			
Construction Insurance	52,377	52,377			
Title and Recording Fees	68,000				68,000
Payment and Performance bonds	33,000	33,000			
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	178,377	110,377	-	-	68,000
PROFESSIONAL SERVICES					
Architectural Fee - Design	285,550	285,550			
Architectural Fee - Supervision	71,386	71,386			
Green Building Consultant Fee Max: 20,000	20,000	20,000			
Green Building Program Certification Fee (LEED or Earthcraft)	15,000	15,000			
Accessibility Inspections and Plan Review	20,000	20,000			
Construction Materials Testing	40,000	40,000			
Engineering		-			
Real Estate Attorney	55,000	55,000			
Accounting	12,000	4,000			8,000
As-Built Survey	5,000	5,000			
Other: Elevator Plan Review & Oversight	5,000	5,000			
Subtotal	528,936	520,936	-	-	8,000
LOCAL GOVERNMENT FEES <i>Avg per unit: 3,813</i>					
Building Permits	36,240	20,000			
Impact Fees	140,400				
Water Tap Fees <i>waived? No</i>	37,500	37,500			
Sewer Tap Fees <i>waived? No</i>	37,500	37,500			
Subtotal	251,640	95,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees					
Permanent Loan Legal Fees					
Title and Recording Fees					
Bond Issuance Premium					
Cost of Issuance / Underwriter's Discount					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	-	-	-	-	-

PART FOUR - USES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton 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	60,642	60,642				60,642
LIHTC Compliance Monitoring Fee	52,800	52,800				52,800
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	121,942				121,942
		EQUITY COSTS				
Partnership Organization Fees		4,957				4,957
Tax Credit Legal Opinion						
Syndicator Legal Fees						
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	4,957				4,957
		DEVELOPER'S FEE				
Developer's Overhead	0.000%		-			
Consultant's Fee	0.000%					
Guarantor Fees	0.000%					
Developer's Profit	100.000%	1,364,738	1,364,738			
	Subtotal	1,364,738	1,364,738	-	-	-
		START-UP AND RESERVES				
Marketing		10,000				10,000
Rent-Up Reserves	108,866	108,866				108,866
Operating Deficit Reserve:	217,731	227,000				227,000
Replacement Reserve						
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 1,515	100,000	100,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	445,866	100,000	-	-	345,866
		OTHER COSTS				
Relocation		-				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>						
	Subtotal	-	-	-	-	-
TOTAL DEVELOPMENT COST (TDC)		11,142,994	9,757,589	-	-	1,228,765
Average TDC Per:	Unit:	168,833.24	Square Foot:	180.43		

PART FOUR - USES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton 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	9,757,589	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	9,757,589	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	130.00%		
Adjusted Eligible Basis	12,684,866	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	12,684,866	0	0
Multiply Qualified Basis by Applicable Credit Percentage	9.00%		
Maximum Tax Credit Amount	1,141,638	0	0
Total Basis Method Tax Credit Calculation	1,141,638		

Type: DDA/QCT

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

11,143,010	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	If proposed project has Historic Designation, indicate below (Y/N):	
11,142,994			
100			
11,142,894	Funding Amount	0	Hist Desig
/ 10			
1,114,289	Federal	0.9200	State
1.4700	=	0.9200	+ 0.5500
758,020			
758,020			
758,020			
758,020			

PART FOUR - USES OF FUNDS - 2017-015 True Light Haven, Atlanta, Fulton County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

The project had to unplanned predevelopment cost for an archeological survey due to the site being located near a Civil War battle field in the amount of \$7,505.00. The project was also issued a brownfield designation in which the remediation will cost \$40,000.00. The construction budget was developed based on general new construction development cost in Atlanta utilizing the Architect inhouse construction estimates. \$107,662 per unit for new construction is reasonable for the MSA and product type. We predict some site work to be done due to a slight slope on the westside of the site and the budget reflects this anticipated cost. The budget meets all threshold percentatages for professional fees and general requirements. The developer fee is less than 15% allowed maximum. Combined impact, water and sewer fees are estimated \$200K see (Tab 01) for a detail of cost provided by Foley and Associates

PART FOUR (b) - OTHER COSTS - 2017-015 - True Light Haven - Atlanta - Fulton, 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

Brownfield Review & Mitigation

During the course of the work, lead in soil sampling was performed as part of the DCA requirements for all structures or prior structures with build dates earlier than 1978. A total of 78 samples were collected and analyzed for lead, with one sample having results greater than the HSRA notification standard of 400 mg/kg. This sample exhibited lead at a concentration of 889 mg/kg at the surface. In addition, one of the samples had a lead concentration of 221 mg/kg, which is near the cleanup standard of 270 mg/kg.

Required Environmental Review

Total Cost Total Basis

Archeological Survey- Civil War Battle Field

The Records Review and Reconnaissance determined that the APE is on the battlefield of the Battle of Ezra Church that occurred on 28 July 1864. The APE saw the heaviest fighting on the afternoon of the 28th when Brantley's and Sharp's Confederate Brigades attacked the heavily defended Federal Lines of Morgan Smith's Division. It was a slaughter; over 3,000 Confederate soldiers died on the battlefield that afternoon. The Standards and Guidelines for Archaeological Surveys in Georgia require Metal Detecting by qualified archaeologists when a known battlefield is identified during a records review. For this project, Southern Research will assign two highly qualified archaeologists who have been trained to conduct metal detector surveys on battlefields. They will spend two days in the field to determine if there is any integrity left on this portion of the Battle for Ezra Church. (No integrity Found)

Required Environmental Review

Total Cost Total Basis

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

n/a

n/a

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

Total Cost

Total Basis

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

OTHER CONSTRUCTION HARD COSTS

0

n/a

n/a

Total Cost

Total Basis

CONSTRUCTION PERIOD FINANCING

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

n/a

n/a

Total Cost

Total Basis

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

n/a

n/a

Total Cost

Total Basis

PROFESSIONAL SERVICES

Elevator Plan Review & Oversight

Elevator plan review for submitted drawings and plans for installation of elevators within the building. Professional fees are based on estimates from similar National Church Residence properties and cost.

These are engineering reports, which are qualified basis

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 >>

n/a

Total Cost

DCA-RELATED COSTS

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

n/a

Total Cost

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

n/a

Total Cost

EQUITY COSTS

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

n/a

Total Cost

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost	Basis Justification

DEVELOPMENT COST SCHEDULE

Section Name

Section's Other Line Item

Description/Nature of Cost

Basis Justification

START-UP AND RESERVES

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

n/a

n/a

Total Cost Total Basis

OTHER COSTS

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

n/a

n/a

Total Cost Total Basis

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

Row House

Walkup

Elevator

Historic

Historic

Historic

Historic

0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	50	16	0	0	0	66
0	0	0	0	0	0	0

Unit Square Footage:

Low Income

Unrestricted
Total Residential
Common Space
Total

60% AMI
50% AMI
Total

0	24,315	13,952	0	0	38,267
0	9,240	0	0	0	9,240
0	33,555	13,952	0	0	47,507
0	0	0	0	0	0
0	33,555	13,952	0	0	47,507
0	0	0	0	0	0
0	33,555	13,952	0	0	47,507

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

6,000

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

0.98%

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	50,214
Maintenance Salaries & Benefits	31,371
Support Services Salaries & Benefits	50,000
Other (describe here)	0
Subtotal	131,584

On-Site Office Costs

Office Supplies & Postage	6,195
Telephone	2,853
Travel	6,354
Leased Furniture / Equipment	2,500
Activities Supplies / Overhead Cost	0
Other Rent Expense	964
Subtotal	18,866

Maintenance Expenses

Contracted Repairs	4,399
General Repairs	2,975
Grounds Maintenance	9,892
Extermination	2,943
Maintenance Supplies	6,558
Elevator Maintenance	4,532
Redecorating	2,500
Uniforms	371
Subtotal	34,170

On-Site Security

Contracted Guard	0
Electronic Alarm System	4,911
Subtotal	4,911

Professional Services

Legal	1,030
Accounting	7,880
Advertising	6,598
Bookkeeping & Data Processing	10,491
Subtotal	25,999

Utilities (Avg\$/mth/unit)

Electricity	94	74,547
Natural Gas	0	0
Water&Swr	21	16,694
Trash Collection		4,799
Other (describe here)		0
Subtotal		96,040

Taxes and Insurance

Real Estate Taxes (Gross)*	53,067
Insurance**	36,500
Other (describe here)	0
Subtotal	89,567

Management Fee:

	34,325
559.22	Average per unit per year
46.60	Average per unit per month

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

TOTAL OPERATING EXPENSES 435,462

Average per unit 6,597.91
 Total OE Required 297,000

Replacement Reserve (RR) 16,500

Proposed average RR/unit amount:	250	
Minimum Replacement Reserve Calculation		
Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	66 units x \$250 =	16,500
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	66	16,500

TOTAL ANNUAL EXPENSES 451,962

V. APPLICANT COMMENTS AND CLARIFICATIONS

The taxes were calculated by multiplying the net operating income assessed value of \$2,717,901 times 40%= \$1,087,161.00 times 4.33% tax rate(based on neighboring properties) also includes an appraised personal property tax of 200,000 times 40%= \$80,000 net assessment x 4.3% real tax rate= \$3,466.40 based on neighboring parcel tax calculations. Total Estimate \$50,540.45 x 105% inflator= Annual taxes of \$53,067.48. (See Tab 01 supporting docs for operating expenses) The operating budget specifically includes salary for an onsite service coordinator to implement the healthy housing initiative in the amount of \$50,000.00. Insurance estimates of (\$36,500 annual and \$52,377 during construction) were received from: Diana Park, Senior Client Manager, Commercial Property & Casualty, Willis Towers Watson Willis Group I 775 Yard Street, Suite 200 I Columbus, OH 43212, USA. (See Tab 01)

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-015 True Light Haven, Atlanta, Fulton 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:	-1.31%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,325
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	609,144	621,327	633,753	646,428	659,357	672,544	685,995	699,715	713,709	727,983
Ancillary Income	6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030	7,171
Vacancy	(43,060)	(43,921)	(44,800)	(45,696)	(46,610)	(47,542)	(48,493)	(49,462)	(50,452)	(51,461)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(401,137)	(413,171)	(425,567)	(438,334)	(451,484)	(465,028)	(478,979)	(493,348)	(508,149)	(523,393)
Property Mgmt	(34,325)	(35,012)	(35,712)	(36,426)	(37,155)	(37,898)	(38,656)	(39,429)	(40,217)	(41,022)
Reserves	(16,500)	(16,995)	(17,505)	(18,030)	(18,571)	(19,128)	(19,702)	(20,293)	(20,902)	(21,529)
NOI	120,122	118,347	116,413	114,310	112,033	109,573	106,923	104,074	101,020	97,749
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	112,622	110,847	108,913	106,810	104,533	102,073	99,423	96,574	93,520	90,249
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.27	1.25	1.24	1.23	1.22	1.21	1.20	1.19	1.18	1.17
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-015 True Light Haven, Atlanta, Fulton 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:	-1.31%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,325
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	742,543	757,394	772,542	787,993	803,753	819,828	836,224	852,949	870,008	887,408
Ancillary Income	7,314	7,460	7,609	7,762	7,917	8,075	8,237	8,401	8,569	8,741
Vacancy	(52,490)	(53,540)	(54,611)	(55,703)	(56,817)	(57,953)	(59,112)	(60,295)	(61,500)	(62,730)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(539,095)	(555,268)	(571,926)	(589,084)	(606,756)	(624,959)	(643,708)	(663,019)	(682,909)	(703,397)
Property Mgmt	(41,842)	(42,679)	(43,532)	(44,403)	(45,291)	(46,197)	(47,121)	(48,063)	(49,025)	(50,005)
Reserves	(22,175)	(22,840)	(23,525)	(24,231)	(24,958)	(25,706)	(26,478)	(27,272)	(28,090)	(28,933)
NOI	94,255	90,528	86,558	82,334	77,848	73,087	68,042	62,702	57,052	51,084
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	86,755	83,028	79,058	74,834	70,348	65,587	60,542	55,202	49,552	43,584
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.16	1.15	1.14	1.13	1.11	1.10	1.09	1.08	1.08	1.07
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-015 True Light Haven, Atlanta, Fulton 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:	-1.31%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,325
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	905,156	923,259	941,724	960,559	979,770	999,365	1,019,353	1,039,740	1,060,534	1,081,745
Ancillary Income	8,916	9,094	9,276	9,461	9,651	9,844	10,041	10,241	10,446	10,655
Vacancy	(63,985)	(65,265)	(66,570)	(67,901)	(69,259)	(70,645)	(72,058)	(73,499)	(74,969)	(76,468)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(724,499)	(746,234)	(768,621)	(791,679)	(815,430)	(839,893)	(865,089)	(891,042)	(917,773)	(945,306)
Property Mgmt	(51,005)	(52,025)	(53,066)	(54,127)	(55,210)	(56,314)	(57,440)	(58,589)	(59,761)	(60,956)
Reserves	(29,801)	(30,695)	(31,616)	(32,564)	(33,541)	(34,547)	(35,584)	(36,651)	(37,751)	(38,883)
NOI	44,782	38,135	31,128	23,748	15,980	7,810	(777)	(9,800)	(19,273)	(29,214)
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	37,282	30,635	23,628	16,248	8,480	310	(8,277)	(17,300)	(26,773)	(36,714)
DCR Mortgage A										
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR										
Oper Exp Coverage Ratio	1.06	1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97
Mortgage A Balance										
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-015 True Light Haven, Atlanta, Fulton 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:	-1.31%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,325
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	1,103,380	1,125,448	1,147,957	1,170,916	1,194,334
Ancillary Income	10,868	11,086	11,307	11,533	11,764
Vacancy	(77,997)	(79,557)	(81,148)	(82,771)	(84,427)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(973,666)	(1,002,876)	(1,032,962)	(1,063,951)	(1,095,869)
Property Mgmt	(62,175)	(63,419)	(64,687)	(65,981)	(67,300)
Reserves	(40,050)	(41,251)	(42,489)	(43,764)	(45,076)
NOI	(39,640)	(50,570)	(62,022)	(74,018)	(86,574)
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	(47,140)	(58,070)	(69,522)	(81,518)	(94,074)
DCR Mortgage A					
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR					
Oper Exp Coverage Ratio	0.96	0.95	0.95	0.94	0.93
Mortgage A Balance					
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-015 True Light Haven, Atlanta, Fulton 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:	-1.31%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	6.00%
Expense Growth Rate (3.00%)	No	--> If Yes, indicate Yr 1 Mgt Fee Amt:	34,325
Percent of Effective Gross Income	Yes	--> If Yes, indicate actual percentage:	6.000%

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

This project has no debt. The financial structure shows a debt coverage that trends downward from 1.27 to 1.10 over 15 years. Because the projects has no debt we will be able to employ a service coordinator fulltime, cover all utilities thus tenants will pay no monthly utility cost. Fed LIHTC investor will get and asset management fee of \$5k and the state investor will get \$2500 annually.

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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

All required documents for for Project Feasibility are located in Tab 01. Including operating, impact fees, real estate and insurance estimates and preliminary commitments from Federal and State equity providers. The project is new construction and isn't mixed use. The project request 758,020 in credits and is below the 950,000 max allowed. The project shows no debt in order to cover cost to pay for a full time service coordinator on site to implement National Church Residences Care guide model and healthy housing initiatives. Over the last 50 years, National Church Residences has amassed a respectable management portfolio of approximately 344 housing communities totaling over 24,303 units. This total includes 121 properties, or 10,987 units, developed under the housing credit program; 10 of which are located in Georgia. 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 True Light Haven.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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	139,407 x 0 units = 0	0	0	153,347 x 0 units = 0
1 BR	1	0	182,430 x 0 units = 0	0	0	200,673 x 0 units = 0
2 BR	2	0	221,255 x 0 units = 0	0	0	243,380 x 0 units = 0
3 BR	3	0	270,488 x 0 units = 0	0	0	297,536 x 0 units = 0
4 BR	4	0	318,270 x 0 units = 0	0	0	350,097 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Row House						
Efficiency	0	0	130,931 x 0 units = 0	0	0	144,024 x 0 units = 0
1 BR	1	0	171,658 x 0 units = 0	0	0	188,823 x 0 units = 0
2 BR	2	0	208,792 x 0 units = 0	0	0	229,671 x 0 units = 0
3 BR	3	0	256,678 x 0 units = 0	0	0	282,345 x 0 units = 0
4 BR	4	0	304,763 x 0 units = 0	0	0	335,239 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Walkup						
Efficiency	0	0	108,868 x 0 units = 0	0	0	119,754 x 0 units = 0
1 BR	1	0	150,379 x 0 units = 0	0	0	165,416 x 0 units = 0
2 BR	2	0	190,725 x 0 units = 0	0	0	209,797 x 0 units = 0
3 BR	3	0	249,057 x 0 units = 0	0	0	273,962 x 0 units = 0
4 BR	4	0	310,346 x 0 units = 0	0	0	341,380 x 0 units = 0
<i>Subtotal</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Elevator						
Efficiency	0	0	112,784 x 0 units = 0	0	0	124,062 x 0 units = 0
1 BR	1	50	157,897 x 50 units = 7,894,850	0	0	173,686 x 0 units = 0
2 BR	2	16	203,010 x 16 units = 3,248,160	0	0	223,311 x 0 units = 0
3 BR	3	0	270,681 x 0 units = 0	0	0	297,749 x 0 units = 0
4 BR	4	0	338,351 x 0 units = 0	0	0	372,186 x 0 units = 0
<i>Subtotal</i>	<i>66</i>	<i>66</i>	<i>11,143,010</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Per Construction Type	66		11,143,010	0		0

Threshold Justification per Applicant

DCA's Comments:

The Total Development Cost is under the Project Cost Limit at \$11,142,994.00

3 TENANCY CHARACTERISTICS

This project is designated as:

HFOP

Pass?

Threshold Justification per Applicant

DCA's Comments:

True Light Haven will house persons 55 and older.

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?

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: **Semi-monthly recreational programs(potlucks, movie night, etc)**
- 2) On-site enrichment classes Specify: **Monthly Computer classes, gardening,**
- 3) On-site health classes Specify: **Monthly On site health education classes , diabetic and other screenings**
- 4) Other services approved by DCA Specify:

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. **n/a**

Threshold Justification per Applicant

DCA's Comments:

MSA for Cost Limit purposes:

Atlanta

Tot Development Costs:

11,142,994

Cost Waiver Amount:

Historic Preservation Pts

0

Community Transp Opt Pts

3

Project Cost Limit (PCL)

11,143,010

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

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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.

JenCare, WellCare, Hand to Hold and Sadie G Mays Rehabilitation has agreed to offer health screenings and other services monthly. See letter of intent in Tab 40

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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.

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. 6-8 Months	
C. 97.40%	
D. 8.40%	

Project Nbr	Project Name
1	2014-042 Centinal Place P2
2	n/a

Project Nbr	Project Name
3	n/a
4	n/a

Project Nbr	Project Name
5	n/a
6	n/a

- 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

Centennial Plac was funding in 2014 but is a family development and does not compete with this project. Per Market study(Section 05 Item 1) page 68-72. The Market study shows 67 units however the application is for 66 units as we have taken off the managers unit, which was not an eligible unit. Recieved guidance that the change in unit was not significant from DCA Letter. The Market study supports the development of 2 bedrooms and 1 Bedrooms in the targeted area.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?

Pass?

A. No	
B. Yes	

If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name: Gill Group

- 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?

1) Yes	
2) Yes	
3) Yes	
4)	

- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?

C. No	
-------	--

- D. Has the property been:

- 1) Rezoned?
- 2) Subdivided?
- 3) Modified?

D. 1) No	
2) No	
3) No	

Threshold Justification per Applicant

The appraisal is no older than 6 months. The property is zone RG-2.(see Tab 10) The appraised land value is above the accepted option amount.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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?

Interstate I-20; MARTA bus routes 3, 13, 51, 53, and 67; CSX Transportation Railroad; Dobbins AFB; Fulton County Airport

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?

Yes	
Yes	
No	
No	
- 2) Noise?

Yes	
Yes	
No	
No	
- 3) Water leaks?

No	
No	
No	
No	
- 4) Lead in water?

No	
No	
No	
No	
- 5) Endangered species?

No	
No	
No	
No	
- 6) Historic designation?

No	
No	
No	
No	
- 7) Vapor intrusion?

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

No	
No	
No	
No	

- 9) Mold?

No	
No	
No	
No	
- 10) PCB's?

No	
No	
No	
No	
- 11) Radon?

No	
No	
No	
No	

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

The site is located on an old Civil War Battlefield however apartments were built there in the 1950's and have been demolished. Historical review underway

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:

I. n/a

J. Is Contract Addendum included in Application?

Threshold Justification per Applicant

A. Geotechnical & Environmental Consultants, Inc.	
B. No	
C. Yes	
1) Geotechnical & Environmental Consultants, Inc.	
2) 71.7	

D. 1) Yes	
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>>
----------------------------------	-------------------------------

J. No	
--------------	--

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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.

This project has no HOME funds. Please refer to tab 7 for all supporting documents for the environmental requirements. The noise Study is included as part of the Environmental Phase I, Tab 7 will also include information on the Brownfield designation (Due to Lead sample found) , SHPO is reviewing the historical integrity of the site as a Archeological survey was performed due the the site being in an area where a civil war battle took place. The onsite review conducted by the archeologist concluded there is not historical integrity remaining on the site due to a now demolished apartment community used to be on the site. Archeological survey is within the environmental assessment (Tab 7)

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

Applicant Response **DCA USE**

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

FINAL THRESHOLD DETERMINATION (DCA Use Only)

8 SITE CONTROL

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

Pass?	
A.	<input type="text" value="Yes"/>
B.	<input type="text" value="Contract/Option"/>
C.	<input type="text" value="True Light Baptist Church Inc"/>
D.	<input type="text" value="No"/>

Threshold Justification per Applicant

Tab 8 contains the Option of purchase, the warranty deed and a detailed property description.

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.	<input type="text" value="Yes"/>
B.	
C.	
D.	

Threshold Justification per Applicant

All public roads providing access to the site are paved. Please refer to Tab 8 for drawings. 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.	<input type="text" value="Yes"/>
B.	<input type="text" value="Yes"/>
C.	<input type="text" value="Yes"/>
1)	<input type="text" value="Yes"/>
2)	<input type="text" value="Yes"/>
3)	<input type="text" value="Yes"/>
4)	<input type="text" value="Yes"/>
5)	<input type="text" value="N/Ap"/>
D.	<input type="text" value="Yes"/>
E.	<input type="text" value="Yes"/>

Threshold Justification per Applicant

Zoning for this site is RG-2 and does not have to be rezoned. Documentation can be found in Tab 10

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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

No Gas on site

Pass?

1) No

Threshold Justification per Applicant

2) Electric

GA Power

2) Yes

Please see Tab 11 for documentation on utility

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

2) No

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

1) Public water

City of Atlanta

B1) Yes

2) Public sewer

City of Atlanta

2) Yes

Threshold Justification per Applicant

Please see Tab 12 for sewer and water availability

DCA's Comments:

13 REQUIRED AMENITIES

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

Pass?

No

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

A. Agree

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

Additional Amenities (describe in space provided below)

Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below)

Guidebook Met? DCA Pre-approved?

1) Computer Room

3) n/a

2) Wellness Center

4) n/a

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

C. Agree

1) HVAC systems

1) Yes

2) Energy Star refrigerators

2) Yes

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

3) Yes

4) Stoves

4) Yes

5) Microwave ovens

5) Yes

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

6a) Yes

b. Electronically controlled solid cover plates over stove top burners

6b) Yes

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

D. Agree

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

1) Yes

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

2) Yes

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

3a) Yes

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

3b)

Threshold Justification per Applicant

The development will be equipped with required amenities and additional wellness center that will be used for onsite preventive health checks.

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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>>	Pass?	
B.				
C.				
D.				
1)				
2)				
3)				
4)				
E.				

Threshold Justification per Applicant

This is a new construction project.

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

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

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

Threshold Justification per Applicant

The submitted documents meets the threshold for this review. See Tab 15. The Geo codes coordinates are shown on the Vicintiy Map and the Aerial hotos were taken in May 2017. Surrounding site pictures

DCA's Comments:

16 BUILDING SUSTAINABILITY

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

		Pass?	
A.	Agree		
B.	Agree		

Threshold Justification per Applicant

The applicant and architect have reviewed the building sustainability requirements in the QAP and DCA Arch Manual and agree that the final construction documents will meet all requirements. See Tab 29

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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 indicted 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	4	4	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 and 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 applicant and architect have reviewed the building sustainability requirements in the QAP and DCA Arch Manual and agree that the final construction documents will meet all requirements. We will also

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

Applicant Response	DCA USE
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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) n/a |
| 2) n/a |

Threshold Justification per Applicant

Roof Waiver was received from DCA during the pre app review. Copy of that document is under Tab18 Item 01

DCA's Comments:

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

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

The project team was deemed qualified without conditions. Documentation is under Tab 19

DCA's Comments:

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

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

the Certify Entity Items submitted were submitted with the Preapplication in which True Light Haven received a qualified without conditions letter from DCA see Section 19

DCA's Comments:

Pass?		
A. Yes		
B. No		
C. Yes		

PART EIGHT - THRESHOLD CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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:

1) Number of Over Income Tenants			4) Number of Down units		
2) Number of Rent Burdened Tenants			5) Number of Displaced Tenants		
3) Number of Vacancies					
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):

1) Individual interviews			3) Written Notifications		
2) Meetings			4) Other - describe in box provided:		

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

Threshold Justification per Applicant

New construction no relocation. Relocation Survey Form included. 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

Through our property mangment business line we have a great deal of experience in AFFFH and will provide the AFHMP upon the start of lease-up.

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Threshold Justification per Applicant

True Light Haven request 758,020 in tax credits to develop senior housing withing the Penelope Neighobrs neighborhood. The resources in this project will ensure affordability in the quickly rising rental market in downtown west Atlanta.The neighborhood hasn't had any residential development in over 15 years. Housing prices within a 1 mile radius at the top in are at \$325,000.00.

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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

Score Value	Self Score	DCA Score
92	55	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.

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

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	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: **66**

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	
14	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
21.21%	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:	

0.00%	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)

Complete this section using results from completed current

B. Bonus Desirable

(1 pt - see QAP)

DCA Desirable/Undesirable Certification form. Submit this

C. Undesirable/Inefficient Site Activities/Characteristics

(1 pt subtracted each)

completed form in both Excel and signed PDF, where

Scoring Justification per Applicant

13	0
12	
1	

Tab 26 documents the location of 12 desirable activities within 2 miles walking or driving distance and 3 amenities within .5 miles walking distance of the site. The project therefore is 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 - 2017-015 True Light Haven, Atlanta, Fulton County

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	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

There is a bust stop at the corner of Anderson and Verbena (Waterbury and Anderson Avenue) this location is immediately across the street from the True Light Haven site. Please see Tab 27 for paved walkways and access to site. All bus stops near the True Light Haven site will require tenants to cross the street. The stops themselves in these cases do not have paved surfaces.

DCA's Comments:

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

Marta	(404) 848-5000
www.itsmarta.com	
http://www.itsmarta.com/pdfs/maps/67.pdf	

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	2	
---	---	--

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

Ga Department of Natural Resources EPD

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

Geotechnical and Environmental Consultants, Inc

Yes/No Yes/No

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

Yes

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	Yes
Date of Course		<<Enter Participant 's Name here>>	<<Enter Participant 's Company Name here>>	

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

Yes

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

Date of Audit [] Date of Report []

N/a

A. Sustainable Communities Certification

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

2	A.	Yes/No	Yes/No
		N/a	

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 - 2017-015 True Light Haven, Atlanta, Fulton County

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Score Value	Self Score	DCA Score
TOTALS:	92	55 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? | 1. | Yes/No | Yes/No |
| 2. Project will meet program threshold requirements for Building Sustainability? | 2. | N/a | |
| 3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs? | 3. | N/a | |

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

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? 3 C. Yes/No Yes/No

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

- | | | | |
|---|----|----|--|
| 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index? | 1. | No | |
| 2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines. | 2. | No | |
| 3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption ≥ 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions. | 3. | No | |

Scoring Justification per Applicant

The project has elected Enterprise Green Communities plus 10 additional points. Attached in Tab 29 is a draft scoring sheet/checklist confirming the project is eligible for 3 scoring points.

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 & Competitive Pool chosen: **Flexible** 3 0

B. 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/): Yes/No Yes/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 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: Per Applicant Per DCA

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

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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Score Value	Self Score	DCA Score
TOTALS:	92	55
	10	20
	0	0
	No	
	N/a	
	N/a	

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?	No		No	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
b) Includes public input and engagement during the planning stages?	No		No	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
c) Calls for the rehabilitation or production of affordable rental housing as a policy goal for the community?	No		No	
	<Enter page nbr(s) from Plan >		<Enter page nbr(s) from Plan here>	
d) Designates implementation measures along w/specific time frames for achievement of policies & housing activities? The specific time frames and implementation measures are current and ongoing?	No		No	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
	No		No	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
e) Discusses resources that will be utilized to implement the plan?	No		No	
	<Enter page nbr(s) from Plan>		<Enter page nbr(s) from Plan here>	
f) Is included in full in the appropriate tab of the application binder?	No		No	

Website address (URL) of Revitalization Plan: n/a
Website address (URL) of Transformation Plan: n/a

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

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

2

A.		
	Yes/No	Yes/No
i.)	N/a	
ii.)	N/a	

iii.) Public input and engagement during the planning stages:

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

- 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. 1
 - 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. 1
- Project is in a QCT? **Yes** Census Tract Number: **83.02** Eligible Basis Adjustment: **DDA/QCT**

1.		
2.		

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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	Score Value	Self Score	DCA Score
TOTALS:	92	55	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 <u>community-based organizations</u> (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.	
n/a							
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, <i>as delineated by the Community Transformation Plan</i> , 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) <i>Public and Private Engagement</i>						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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Score Value	Self Score	DCA Score
TOTALS: 92	55	20

ii. Transformation Partner 2 <input type="text" value="<Select Transformation Prtrn type>"/>		If "Other" Type, specify below:	Date of Public Meeting 2 (optional) between Partnrs <input type="text"/>
Org Name <input type="text"/>			Date(s) of publication of meeting notice <input type="text"/>
Website <input type="text"/>			Publication(s) <input type="text"/>
Contact Name <input type="text"/>	Direct Line <input type="text"/>		Social Media <input type="text"/>
Email <input type="text"/>			Mtg Locatn <input type="text"/>
Role <input type="text"/>			Which Partners were present at Public Mtg 2 between Partners? <input type="text"/>
b) <i>Citizen Outreach</i> Choose either "i" or "ii" below for (b).			Yes/No Yes/No
i. Survey Copy of blank survey and itemized summary of results included in corresponding tab in application binder?			i. <input type="text"/> <input type="text"/>
or Nbr of Respondents			
ii. Public Meetings			ii. <input type="text"/> <input type="text"/>
Meeting 1 Date <input type="text"/>		Dates: Mtg 2 <input type="text"/> Mtg Notice Publication <input type="text"/>	
Date(s) of publication of Meeting 1 notice <input type="text"/>		Public Mtg 2 reqmt met by req'd public mtg between Transformatn Partners? <input type="text"/>	
Publication(s) <input type="text"/>		Publication(s) <input type="text"/>	
Social Media <input type="text"/>		Social Media <input type="text"/>	
Meeting Location <input type="text"/>		Mtg Locatn <input type="text"/>	
Copy(-ies) of published notices provided in application binder? <input type="text"/>		Copy(-ies) of published notices provided in application binder? <input type="text"/>	
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	55	20

Solution and Who Implements

C. Community Investment

1. Community Improvement Fund

Amount / Balance

HFOP

4		
1	1.	

Source

Contact

Email

Bank Contact

Description of Use of Funds

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

Bank Name

Account Name

Bank Website

Contact Email

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

2. Long-term Ground Lease

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

1	2.		
2	3.		

3. Third-Party Capital Investment

Competitive Pool chosen: **Flexible**

Unrelated Third-Party Name

Unrelated Third-Party Type

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

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

Description of Investment or Funding Mechanism

Description of Investment's Furtherance of Plan

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

n/a

<Select unrelated 3rd party type>

Improvement Completion Date

Full Cost of Improvement as a Percent of TDC:

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

Total Development Costs (TDC): 11,142,994

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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Score Value	Self Score	DCA Score
TOTALS:	92	55
	10	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

n/a not claiming any points in this section

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	0
----------	----------

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.		
3.		
4.		

B. Previous Projects (Flexible Pool)

(choose 1 or 2)

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

1.	3	
2.		

C. Previous Projects (Rural Pool)

(choose 1 or 3)

4	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)
- OR 3. Within the last **Four (4)** DCA funding cycles

3.		
1.		
2.		
3.		

Scoring Justification per Applicant

There are no projects within a one-mile radius that have been funded in the last 5 funding rounds.

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	20
	2	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 about 90%. This is confirmed by the Market Study

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	
B.	N/a	

12. EXCEPTIONAL NON-PROFIT

National Church Residences

Nonprofit Setaside selection from Project Information tab:

Yes

Is the applicant claiming these points for this project?

Is this is 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	

13. RURAL PRIORITY

Competitive Pool:

Flexible

(NOTE: Only Rural Pool applicants are eligible!)

Urban or Rural:

Urban

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

66

MGP	National Church Residences of True	0.0100%	Matt D. Rule	NPSponsr	National Church Residences	0.0000%	Matt D. Rule
OGP1	0	0.0000%	0	Developer	National Church Residences	0.0000%	Matt D. Rule
OGP2	0	0.0000%	0	Co-Developer 1	0	0.0000%	0
OwnCons	0	0.0000%	0	Co-Developer 2	0	0.0000%	0
Fed LP	NHT Equity, LLC	98.9900%	Lori Little	Developmt Consult	0	0.0000%	0
State LP	Sugar Creek Capital	1.0000%	ChrisHite				

Scoring Justification per Applicant

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	20
	2	0	0
	1		

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: < Select applicable GICH >
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: **Atlanta** County: **Fulton** QCT? **Yes** Census Tract #: **83.02**

Scoring Justification per Applicant

DCA's Comments:

n/a	
-----	--

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

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

Flexible

4

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.

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

Total Qualifying Sources (TQS):

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

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

11,142,994	
0.0000%	0.0000%

This section is not applicable to the True Light Haven project

DCA's Comments:

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Score Value	Self Score	DCA Score
92	55	20

TOTALS:

3

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.

DCA's Comments:

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

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

7
66
7
50

3

2	0
2	0
Agree	

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%

3

0	0
Disagree	
Disagree	

Scoring Justification per Applicant

Applicant will accept 811 rental assistance

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is:

Historic Credit Equity:

0

2

0	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

2

--	--

Total Units

66

% of Total

0.00%

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

B. Historic

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register

Nbr Historic units:

0

1

--	--

Total Units

66

% of Total

0.00%

DCA's Comments:

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	20
	3	3	0

Agree or Y/N Agree or Y/N

Agree	
Yes	
Yes	
Yes	
Agree	

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

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

Fulton counties premature death ranking is 23 of 159 with 7,000 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, Fulton County ranks 4 of 159. Fulton County has 17% of its resident's uninsured, compared to 18% for the state of Georgia. 40 preventable hospital stays, compared to 52 for the state of Georgia. Both Fulton County and the state of Georgia have 85% in diabetes monitoring. In all cases, Fulton County and the state of Georgia are below the top U.S. Performers. The Service Coordinator will utilize Care Guide, an electronic documentation system, which enables the Service Coordinator to gather and track health and outcome data on residents in order to catch potential risk factors and collaborate with the appropriate outside agencies to help manage health outcomes. The data tracked by Care Guide will allow targeted and appropriate on site senior services – as opposed to ineffective and/or unnecessary on site senior services.

A. Preventive Health Screening/Wellness Program for Residents

3 3 0

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

a) Agree	
b) Yes	
c) Yes	

2. Description of Service (Enter "N/a" if necessary)

Occurrence Cost to Resident

a) Blood Pressure Check	Monthly	none
b) Diabetes Monitoring	Monthly	none
c) Dental Exams	Monthly	none
d) Health education	Monthly	none

B. Healthy Eating Initiative

2 0 0

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

- The community garden and edible landscape will:
 - Emphasize the importance of local, seasonal, and healthy food?
 - Have a minimum planting area of at least 400 square feet?
 - Provide a water source nearby for watering the garden?
 - Be surrounded on all sides with fence of weatherproof construction?
 - Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
- The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

Disagree	
a) N/a	
b) N/a	
c) N/a	
d) N/a	
e) N/a	
2. N/a	

Description of Monthly Healthy Eating Programs	Description of Related Event
a) n/a	
b) n/a	
c) n/a	
d) n/a	

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TOTALS:	Score Value	Self Score	DCA Score
	92	55	20
	2	0	0
	Disagree		

C. Healthy Activity Initiative

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

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

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

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

f)	N/a	
g)	N/a	

Length of Trail miles

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

2.	N/a	
----	-----	--

Scoring Justification per Applicant

True Light Haven is claiming 3 pts under A. preventive health screenings as we will provide preventive screenings using partners and our onsite service coordinator to bring health screenings onsite. See Tab 40.

DCA's Comments:

20. QUALITY EDUCATION AREAS

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

3	1	0
Yes		

NOTE: 2013-2016 CCRPI Data Must Be Used

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

<http://ccrpi.gadoe.org/2015/ccrpi2015.aspx>
 HFOP

Yes	
-----	--

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	Kipp Collegiate	9-12	Yes	73.90	67.00	85.20	75.37	Yes	
d) Primary/Elementary									
e) Middle/Junior High									
f) High	Kipp Collegiate	9-12	Yes						

Scoring Justification per Applicant

Kipp Collegiate's enrollment requires that the student must live within the "LOCAL" school zone. The project, True Light Haven is located at 1810 Anderson Avenue, Atlanta Ga 30314 in the Douglas High School Zone, therefore Kipp Collegiate's enrollment only includes the Douglas high attendance zone shown below and attendees who have matriculated through other Kipp Schools as outlined by the Kipp's Charter and Amendment (Tab 41)

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton 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.

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%

TOTALS:

Score Value	Self Score	DCA Score
92	55	20
2	0	0

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	Atlanta
Project County	Fulton
HUD SA	Atlanta-Sandy Springs-Marietta
MSA / Non-MSA	MSA
Urban or Rural	Urban

Scoring Justification per Applicant

n/a

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score
 Deductions
 Additions

10	10	10

Scoring Justification per Applicant

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

DCA's Comments:

TOTAL POSSIBLE SCORE

92	55	20
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EXCEPTIONAL NONPROFIT POINTS

0

INNOVATIVE PROJECT CONCEPT POINTS

0

NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS

20

PART NINE - SCORING CRITERIA - 2017-015 True Light Haven, Atlanta, Fulton County

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

Score Value	Self Score	DCA Score
TOTALS:	92	55
		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.

Section 5. Brownfield: The site received a brownfield classification from the Georgia Natural Resources EPD in May 2017. We plan to remediate the issues once funded. Section 11. Extended Affordability: True Light Haven LP agrees to the extended affordability period. Section 12. Exceptional Nonprofit: True Light Haven under its parents company Natioanal Church Residences seeks exceptional nonprofit consideration, due to our proven performance in developing, managing, provide onsite services and maintaining acceptable compliance ratings.

Empty comment box area.

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

True Light Haven
Atlanta, Fulton County

Not applicable to this application

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

True Light Haven
Atlanta, Fulton County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

True Light Haven
Atlanta, Fulton County

not applicable to this application

Scoring Section 16 - Innovative Project Concept Narrative

True Light Haven
Atlanta, Fulton County

N/a

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

Matt D Rule

 Printed Name

Senior Vice President of Development

 Title

 Signature

 Date
 [SEAL]