

Commissioner Camila Knowles
Georgia Department of Community Affairs
60 Executive Park South, N. E.
Atlanta, GA 30329-2231

Commissioner Knowles:

The Session of North Decatur Presbyterian Church (member-elected governing body for the church) voted at its May meeting to support the proposed Scott Boulevard Seniors Housing Development at Scott Boulevard near North Decatur Road in Decatur, Georgia. The need for affordable housing in our area is great and this proposed development is a positive move toward addressing that growing need.

We ask that you consider the Scott Boulevard Senior Housing development application for Georgia Housing Tax Credits.

Scott Boulevard Seniors, L.P. is an affiliate of the developer of this proposed project, New Affordable Housing Partners, LLC and intends to develop and apply to the Georgia Department of Community Affairs Low Income Housing Tax Credit Program and/or financing through the HOME Investment Partnerships Program.

We endorse and support the proposed development, but do have the following concerns:

1. In an April 20, 2016, community meeting, the developers presented a three tier proposal for tenants. 1) some of the units would be at market rate; 2) 15% of the units would be subsidized and 3) most of the units would be rented at the tax credit rate for renters who have very limited income and can verify their income falls within the 50-60% median level for the area. **We trust that as funding is secured at least 50% of the units be rented as this third tier – at tax credit rate – where the need is the greatest.**
2. We trust you will retain your good faith promise to **keep affordable housing as a priority.**
3. We ask that you promote opportunities for affordable housing for all ages. **Poverty and homeless are not age specific.**

Commissioner Knowles, thank you and your team for your dedication and advocacy for all Georgians. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Frances Newbold Mohr
Clerk of Session
North Decatur Presbyterian Church
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c: Office of Housing Finance
John van Brunt, Community Services Regional Representative