2.20 Conflicts of Interest.

Officers, directors, stockholders and authorized representatives of the Owner may not have any financial interest in any contract in connection with the rendition of services, the provision of goods or supplies, project management, procurement of furnishings or equipment, construction of the project, procurement of the site, or other matters related to development and operation of the project.

2.21 Interest of Member of or Delegate to Congress.

No member of or delegate to the Congress of the United States of America or resident commissioner shall be admitted to any share or part of this Contract or to any benefits which may arise from it.

2.22 Assignment, Sale or Foreclosure.

(a) The Owner agrees that it has not made and will not make any sale, assignment, or conveyance or transfer in any fashion, of this Contract, the Agreement, or the project or any part of them or any of its Interest in them, without the prior written consent of HUD.

(b) The Owner agrees to notify HUD promptly of any proposed action covered by paragraph (a) of this section and further agrees to request HUD's prior written consent.

(c) Except where otherwise approved by HUD, this Contract and the Agreement shall continue in effect and project rental assistance payments will continue in accordance with the terms of this Contract in the event:

(1) of assignment, sale or other disposition of the project, this Contract or the Agreement,

(2) of foreclosure, including foreclosure by HUD.

(3) of assignments of the mortgage or deed in lieu of foreclosure,

(4) HUD takes over possession, operation or ownership,

(5) of transfer to another nonprofit owner.

2.23 Defaults by Owner.

(a) Rights of HUD If Owner Defaults under Contract.

(1) Events of Default. A default by the Owner under this Contract shall result if-

(i) The Owner has violated or failed to comply with any provision of, or obligation under, this Contract or of any Lease, including failure to correct any deficiencies identified by HUD in connection with any annual or other inspection; or
(ii) The Owner has asserted or demonstrated an intention not to perform some or all of its obligations under this Contract or under any Lease; or
(iii)The Owner has violated or failed to comply with the regulations for the Section 202 or Section 811 program, with the HUD mortgage, or with the regulatory agreement; or the Owner has filed any false statement or misrepresentation with HUD in connection with the capital advance.

(2) HUD Determination of Default. Upon a determination by HUD that a default has occurred, HUD shall notify the Owner of-

(i) The nature of the default,

(ii) The actions required to be taken and the remedies to be applied on account of the default (including actions by the Owner to cure the default), and

(iii) The time within which the Owner shall respond with a showing that all the required actions have been taken.
If the Owner fails to respond or take action to the satisfaction of HUD, HUD shall have the right to take corrective action to achieve compliance in accordance with paragraph (3) of this section or to terminate this Contract, in whole or in part, or to take other corrective action to achieve compliance in its discretion.

(3) Corrective Actions. Pursuant to paragraph (a)(2) of this section HUD, in its discretion may take the following corrective actions:

(i) Take possession of the project, bring any action necessary to enforce any rights of the Owner growing out of the project operation, and operate the project in accordance with the terms of this Contract until such time as HUD determines that the Owner is again in a position to operate the project in accordance with this Contract. If HUD takes possession, project rental assistance payments shall continue in accordance with this Contract.

(ii) Collect all tenant payments and charges in connection with the operation of the project and use these funds to pay the necessary expenses of preserving the property and operating the project and to pay the Owner's obligations under the note and mortgage or other capital advance documents.

(iii) Apply to any court, State or Federal, for specific performance of this Contract, for an injunction against any violation of the Contract, for the appointment of a receiver to take over and operate the project in accordance with the Contract, or for such other relief as may be appropriate. These remedies are appropriate since the injury to HUD arising from a default under any of the terms of this Contract could be irreparable and the amount of damage would be difficult to ascertain.

(iv) Reduce or suspend project rental assistance payments.

(v) Transfer to another nonprofit owner.

(vi) Recover any overpayments.

(b) Remedies Not Exclusive and Non-Waiver of Remedies. The availability of any remedy under this Contract, shall not preclude the exercise of any other remedy under this Contract or under any provisions of law, nor shall any action taken in the exercise of any remedy be considered a waiver of any other rights or remedies. Failure to exercise any right or remedy shall not constitute a waiver of the right to exercise that or any other right or remedy at any time.

Amendment to the Project Rental Assistance Contract:

Amendment No.	PRAC Contract No.	HUD Project No.

This Contract, entered into by and between the United States Of America acting through the Department of Housing and Urban Development ("Government") and ("Owner")

Witness:
In consideration of the mutual benefit to each of the aforesaid parties, the Project Rental Assistance Payments Contract executed by the Owner on , and by the Government on shall be and the same is hereby amended as follows:

Except as herein amended, the said Contract remains in full force and effect.

In Witness Whereof, the parties hereto have executed this Contract in five original counterparts.

United States of America
Secretary of Housing and Urban Development

By

Name

Official Title
Director, Nashville Multifamily Program Center

Date

Owner

By

Name

Official Title

Date

form HUD-90173-B-CA (4/92)
ref Handbooks 4571.4 and 4571.5

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NASHVILLE FIELD OFFICE, REGION IV
235 CUMBERLAND BEND DRIVE, SUITE 200
NASHVILLE, TENNESSEE 37228-1803

http://www.hud.gov

MGMT. AGENT FILE!

December 8, 2005

National Church Residences
ATTN: Mr. Rob Brumfield
2335 North Bank Drive
Columbus, Ohio 43220

Dear Mr. Brumfield:

SUBJECT: **Management Agent's Certification and Affirmative Fair Housing Marketing Plan**

National Church Residences of Memphis, TN
Memphis, Tennessee
Contract No. TN40S011003

This is in response to your e:mail to Beverly P. Bell, Project Manager, on October 19, 2005, regarding the approval of HUD Form 9839-B (Project Owner's/Management Agent Certification) and HUD Form -935.2 (Affirmative Fair Housing Marketing Plan) for the subject property.

The above referenced forms have been approved by this Office on the subject property, and returned to you per Change 1 of HUD Handbook 4381.5 REV-2, (The Management Agent Handbook).

If you have any questions, please feel free to contact me at (615) 736-7000, ext. 3826.

Very sincerely yours,

James R. Conley

James R. Conley, Project Manager
Nashville Multifamily
Program Center

Enclosures

Project Owner's/Management Agent's Certification
for Multifamily Housing Projects
for Identity-of-Interest
or Independent Management Agents

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0305
(exp. 04/30/2003)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collecton displays a valid OMB control number.

Owners of insured and assisted multifamily housing projects are required by HUD administrative guidelines as found in HUD Handbook 4381.5 REV-2, The Management Agent Handbook, to submit certain data for review by the local HUD office of approval of a new management agent. These requirements apply to insured multifamily projects or HUD-held mortgages and subsidized, non-insured projects that are not financed by State Agencies or the Rural Housing Service Agency.

Project name	FHA project number	Date (mm/dd/yyyy)
National Church Residences of Memphis TN	081-EE033	Upon Closing
City, State: Memphis, TN		Section 8 number: TN40-S011-003

Acting on behalf of National Church Residences of Memphis TN, the Project Owner (Owner), and NATIONAL CHURCH RESIDENCES, the Management Agent (Agent), we make the following certifications and agreements to the United States Department of Housing and Urban Development (HUD) regarding management of the above project.

1. We certify that:

a. We will comply with HUD requirements and contract obligations, and agree that no payments have been made to the owner in return for awarding the management contract to the agent, and that such payments will not be made in the future.

b. We have executed or will execute, within 30 days after receiving the approval(s) required by paragraph b below, a Management Agreement for this project. The Agreement provides / will provide that the Management Agent will manage the project for the term and fee described below. Changes in the fee will be implemented only in accordance with HUD's requirements

(1) Term of Agreement: 5 Years from Initial Occupancy

(2) Fees:

(a) 12.88 % of residential income collected;

(b) -0- % of commercial income collected;

(c) -0- % of miscellaneous income collected

(This percentage must not exceed the percentage in (2)(a) above).

(d) Special Fees No [X] Yes [ ] If yes, describe in paragraph 4 of Attachment 1.

(3) Calculation of Estimated Yield (See Attachment 1.)

c. We will disburse management fees from project income only after:

(1) We have submitted this Certification to HUD;

(2) HUD has approved the Agent to manage this project; and

(3) HUD has approved the management fee (if required).

d. We understand that no fees may be earned or paid after HUD has terminated the Management Agreement.

e. If HUD notifies me of an excessive management fee, I, the Agent, will within 30 days of HUD's notice either:

(1) Reduce the compensation to an amount HUD determines to be reasonable and

(2) Require the administrator to refund to the project all excessive fees collected, or

(3) Appeal HUD's decision and abide by the results of the appeal process, making any required reductions and refunds within 30 days after the date of this decision letter on the appeal.

f. If HUD holds the residential management fee yield harmless under the transition provisions of Chapter 3, Section 4 of HUD Handbook 4381.5,

(1) We understand that HUD will adjust the management fee percentage each time HUD approves a rent increase.

(2) We agree to be bound by that percentage until the next rent increase or until HUD approves a different fee, pursuant to our request.

2. We will, if the project is subsidized by HUD, select and admit tenants, compute tenant rents and assistance payments, recertify tenants and carry out other subsidy contract administration responsibilities in accordance with HUD Handbook 4350.3 and other HUD instructions.

3. We agree to:

a. Comply with this project's Regulatory Agreement, Mortgage & Mortgage Note, and any Subsidy Contract or Workout / Modification Agreement.

b. Comply with HUD handbooks, notices or other policy directives that relate to the management of the project.

c. Comply with HUD requirements regarding payment and reasonableness of management fees and allocation of management costs between the management fee and the project account.

d. Refrain from purchasing goods or services from entities that have identity-of-interest with us unless the costs are as low as or lower than arms-length, open-market purchases.

4. The Agent agrees to:

a. Ensure that all expenses of the project are reasonable and necessary.

b. Exert reasonable effort to maximize project income and to take advantage of discounts, rebates and similar money-saving techniques.

c. Obtain contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project.

d. Credit the project with all discounts, rebates or commissions (including any sales or property tax relief granted by the State or local government) received.

e. Obtain the necessary verbal or written cost estimates and document the reasons for accepting other than the lowest bid.

f. Maintain copies of such documentation and make such documentation available for your inspection during normal business hours.

g. Invest project funds that HUD policies require to be invested and take reasonable effort to invest other project funds unless the owner specifically directs the Agent not to invest those other funds.

5. We certify that the types of insurance policies checked below are in force and will be maintained to the best of our ability at all times. Fidelity bonds and hazard insurance policies will name HUD as an additional payee in the event of loss. Note: For any box not checked, attach an explanation as to why you cannot obtain that type of insurance. Such situations should be extremely rare.

a. [X] Fidelity bond or employee dishonesty coverage for

(1) all principals of the Agent and;

(2) all persons who participate directly or indirectly in the management and maintenance of the project and its assets, accounts and records. Coverage will be at least equal to the project's gross potential income for two (2) months.

b. [X] Hazard insurance coverage in an amount required by the project's Mortgage.

c. [X] Public liability coverage with the Agent designated as one of the insured.

6. The Agent agrees to:

a. Furnish a response to HUD's management review reports, physical inspection reports and written inquiries regarding the project's annual financial statements or monthly accounting reports within 30 days after receipt of the report or inquiry.

b. Establish and maintain the project's accounts, books and records in accordance with:

(1) HUD's administrative requirements;

(2) generally accepted accounting principles; and

(3) in a condition that will facilitate audit.

7. We agree that:

a. All records related to the operation of the project, regardless of where they are housed, shall be considered the property of the project.

b. HUD, the General Accounting Office (GAO), and those agencies' representatives may inspect :

(1) any records which relate to the project's purchase of goods or services,

(2) the records of the Owner and the Agent, and

(3) the records of companies having an identity-of-interest with the owner and the agent.

c. The following clause will be included in any contract entered into with an identity-of-interest individual or business for the provision of goods or services to the project: "Upon request of HUD or (name of owner or Agent), (name of contractor or supplier) will make available to HUD, at a reasonable time and place, its records and records of identity-of-interest companies which relate to goods and services charged to the project. Records and information will be sufficient to permit HUD to determine the services performed, the dates the services were performed, the location at which the services were performed, the time consumed in providing the services, the charges made for materials, and the per-unit and total charges levied for said services." The owner agrees to request such records within seven (7) days of receipt of HUD's request to do so.

8. We certify that any Management Agreement does not contain the type of "hold harmless" clause prohibited by HUD.

9. We agree to include the following provisions in the Management Agreement and to be bound by them:

a. HUD has the right to terminate the Management Agreement for failure to comply with the provisions of this Certification, or other good cause, thirty days after HUD has mailed the owner a written notice of its desire to terminate the Management Agreement.

b. In the event of a default under the Mortgage, Note or Regulatory Agreement, HUD has the right to terminate the Management Agreement immediately upon HUD's issuance of a notice of termination to the Owner and Agent.

c. If HUD exercises this right of termination, I, the Owner, agree to promptly make arrangements for providing management that is satisfactory to HUD.

d. If there is a conflict between the Management Agreement & HUD's rights and requirements, HUD's rights & requirements will prevail.

e. If the Management Agreement is terminated I, the Agent, will give to the Owner all of the project's cash, trust accounts investments and records within thirty (30) days of the date the Management Agreement is terminated.

10. I, the Owner, agree to submit a new Management Certification to HUD before taking any of the following actions:

a. Authorizing the agent to collect a fee different from the percentages fees and any special fees specified in Paragraph 1 of this Certification:

b. Changing the expiration date of the Management Agreement.

c. Renewing the Management Agreement.

d. Permitting a new Agent to operate the project.

e. Permitting a new Agent to collect a fee.

f. Undertaking self-management of the project.

11. We agree to:

a. Comply with all Federal, State, or local laws prohibiting discrimination against any persons on grounds of race, color, creed, familial status, handicap, sex or national origin, including Title VI of the Civil Rights Act of 1964, Fair Housing Act, , Executive Order 11063 and all regulations implementing those laws.

b. When the head or spouse is otherwise eligible, give families with children equal consideration for admission.

c. Give handicapped persons priority for subsidized units that were built and equipped specifically for the handicapped.

d. If the project receives any form of direct Federal financial assistance, comply with the provisions of Section 504 of the Rehabilitation Act of 1973, as amended, the Age Discrimination Act of 1975 and all regulations and administrative instructions implementing these laws. The Agent understands that these laws and regulations prohibit discrimination against applicants or tenants who are handicapped or of a certain age.

e. Furnish HUD's Office of Fair Housing and Equal Opportunity any reports and information required to monitor the project's compliance with HUD's fair housing and affirmative marketing requirements (including HUD Form 949, if applicable).

f. Not discriminate against any employee, applicant for employment or contractor because of race, color, handicap, religion, sex or national origin.

g. Provide minorities, women and socially and economically disadvantaged firms equal opportunity to participate in the project's procurement and contracting activities.

h. If the project receives any form of direct Federal financial assistance, comply with Section 3 of the Housing and Urban Development Act of 1968 and its implementing regulations. I, the Agent, understand that this law and the regulations require the project to make training, employment and contracting opportunities available, to the greatest extent feasible, to lower-income project area residents and small businesses.

12. We certify that we have read and understand HUD's definition of "identity-of-interest" and that the statement(s) checked and information entered below are true. (Check box a or boxes b and / or c.)

a. ☐ No identity-of-interest exists among the Owner, the Agent and any individuals or companies that regularly do business with the project.

b. ☐ Only individuals and companies listed in Section 11a of the Management Entity Profile have an identity-of-interest with the Agent.

c. ☒ Only the individuals and companies listed below have an identity-of-interest with the Owner. (Show the name of the individual or company; list the services rendered; and describe the nature of the identity-of-interest relationship. Attach additional sheets, if necessary.)

NATIONAL CHURCH RESIDENCES,
SPONSOR AND MANAGEMENT AGENT

13. I, the Agent, certify & agree:

a. that the Management Entity Profile, dated (mm/dd/yyyy) 3/15/2002, is accurate and current as of the date of this Certification.

b. To submit an updated profile whenever there is a significant change in the organization or operations of the Management Entity.

14. The items checked below are attached:

☒ Attachment 1–Calculation of Est. Yields from Proposed Mgt Fees
☐ New Management Entity Profile
☐ Updated Management Entity Profile
☐ Other (Specify)

Warnings:

There are fines and imprisonment—$10,000/5years—for anyone who makes false, fictitious, or fraudulent statements or entries in any matter within the jurisdiction of the Federal Government (18 U.S.C 1001).

There are fines and imprisonment—$250,000/5years—for anyone who misuses rents & proceeds in violation of HUD regulations relative to this project. This applies when the mortgage note is in default or when the project is in a nonsurplus cash position (12 U.S.C 1715z-9).

HUD may seek a "double damages" civil remedy for the use of assets or income in violation of any Regulatory Agreement or any applicable HUD regulations (12 U.S.C 1715z-4a).

HUD may seek additional civil money penalties to be paid by the mortgagor through personal funds for :

(1) Violation of an agreement with HUD to use nonproject funds for certain specified purposes as a condition of receiving transfers of physical assets, flexible subsidy loan, capital improvement loan, modification of mortgage terms or workout. The penalties could be as much as the HUD Secretary's loss at foreclosure sale or sale after foreclosure.

(2) Certain specific violations of the Regulatory Agreement, the penalties could be as much as $25,000 per occurrence (12 U.S.C 1735f-15).

By Project Owner: Name
National Church Residences of Memphis TN

title
JOE KASBERG, SECRETARY/TREASURER

signature

date (mm/dd/yyyy)
11/13/2002

By Management Agent: Name
NATIONAL CHURCH RESIDENCES

title
MARK RICKETTS, VP/COO HOUSING DIVISION

signature

date (mm/dd/yyyy)
11/13/2002

Project Name	FHA Project Number	Date (mm/dd/yyyy)
National Church Residences of Memphis TN	081-EE033	Upon Closing

HUD Field Office Use Only (Check all boxes that apply)

An up-front review of the management fee was: ☐ Required ☑ Not required

☒ The management fees quoted in paragraph 1a and explained in Attachment 1 of this Certification are approved.

☐ The management fees quoted in Paragraph 1a and explained in Attachment 1 of this Certification are not approved. The attached letter, dated (mm/dd/yyyy) _____, explains the reasons for this disapproval and sets forth the allowable management fees.

☑ The residential management fee **Percentage** is held harmless at 12.88%.

☐ The residential management fee **Yield** is capped at $ N/A PUPM. Each time you approve a rent increase, adjust the management fee **Percentage** to maintain this yield and enter the information required below.

Effective Date (mm/dd/yyyy) of New Fee %*	Monthly Rent Potential	Collections % Assumed**	Adjusted Management Fee Percentage
N	O	N	E

* This should be the same date the rent increase is effective.
** 95% unless you approve a different percentage.

By Loan Servicer		By Supervisory Load Servicer/Loan Management Branch Chief	
Signature: James R. Conley	Date (mm/dd/yyyy): 12-8-05	Signature: Julie E. Moss	Date (mm/dd/yyyy): 12/8/05
Name: JAMES R. CONLEY		Name: Julie E. Moss	
Title: PROJECT MGR.		Title: Supervisory Project Mang	

Attachment 1—Calculation of Estimated Yields from Proposed Management Fees

Project Name:	FHA Project No.:	Date:
National Church Residences of Memphis TN	081-EE033	Upon Closing

1. Residential Fee	
a. Monthly residential rent potential (from Part A of the most recent HUD-approved Rent Schedule	$ 13,889
b. Line 1a times 0.95 *	$ 13,195
c. Percentage fee	12.88 %
d. Monthly residential fee yield (Line 1b times 1c)	$ 1,700
e. Total number of residential units (include rent-free units.)	1 Rent Free + 49 = 50 units
f. Residential fee yield per unit per month (Line 1d divided by 1e.)	$ 34.00 PUPM

2. Commercial Fee (Describe commercial space, how it is used and what services management provides.)

a. Monthly commercial rent potential (from Part E of the most recent Schedule)	$
b. Percentage fee	12.88 %
c. Commercial fee yield (Line 2a times 2b)	$

* **Note:** Generally collections must be estimated at 95% of gross potential. If you use a lower percentage, attach an explanation for the collections HUD-approved Rent percentage used. Make sure that any assumption of a lower collections base does not compensate the agent for services for which a special fee will be paid.

3. Miscellaneous Fee

a. Percentage fee (not to exceed the residential income fee percentage in Line 1c) %

b. List any miscellaneous income on which HUD allows a fee to be taken, but on which you have agreed a fee will not be paid.

4. Special Fees

Show dollar amount(s), purpose(s) and time period(s) covered. Describe performance standards and target dates for accomplishment of special tasks. (Attach additional sheets, if needed.)

Affirmative Fair Housing Marketing Plan

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp. 09/30/2003)

1a. Applicant's Name, Address (including city, state & zip code) & Phone Number
National Church Residences
2335 North Bank Drive
Columbus, Ohio 43220
(614) 451-2151

1c. Project/Application Number: 081-EE033

1d. Number of Units: 50

1e. Price or Rental Range: From $ Tenant to pay To $ 30% of income

1f. For Multifamily Housing Only: [X] Elderly [ ] Non-Elderly

1g. Approximate Starting Dates (mm/dd/yyyy): Advertising 02/15/2005; Occupancy 05/15/2005

1b. Project's Name, Location (including city, State and zip code)
NCR of Memphis, TN
Newberry Road
Memphis, Tennessee

1h. Housing Market Area: Shelby Cty

1i. Census Tract: 0095

1j. Managing/Sales Agent's Name & Address (including city, State and zip code)
Refer to 1a.

2. Type of Affirmative Marketing Plan (mark only one)
[X] Project Plan
[ ] Minority Area
[ ] White (non-minority) Area
[ ] Mixed Area (with 20 % minority residents)

3. Direction of Marketing Activity (Indicate which group(s) in the housing market area are least likely to apply for the housing because of its location and other factors without special outreach efforts)
[ ] White (non-Hispanic) [X] Hispanic [ ] American Indian or Alaskan Native
[X] Black (non-Hispanic) [ ] Asian or Pacific Islander [ ] Persons with Disabilities

4a. Marketing Program: Commercial Media (Check the type of media to be used to advertise the availability of this housing)
[X] Newspapers/Publications [ ] Radio [ ] TV [ ] Billboards [ ] Other (specify)

Name of Newspaper, Radio or TV Station	Racial/Ethnic Identification of Readers/Audience	Size/Duration of Advertising
Memphis Silver Star News	Black	Line Ad run 2 consecutive weeks, 90 days prior t
Tri-State Defender	Black	to occupancy
North Shelby Times	Black/Hispanic/White	2X2 ad run 2 consecutive Weeks
		90 days prior to occupancy

4b. Marketing Program: Brochures, Signs, and HUD's Fair Housing Poster
(1) Will brochures, letters, or handouts be used to advertise? [X] Yes [ ] No If "Yes", attach a copy or submit when available.
(2) For project site sign, indicate sign size 6 x 8 ; Logotype size 10 x 12 . Attach a photograph of project sign or submit when available.
(3) HUD's Fair Housing Poster must be conspicuously displayed wherever sales/rentals and showings take place. Fair Housing Posters will be displayed in the [X] Sales/Rental Office [ ] Real Estate Office [ ] Model Unit [ ] Other (specify)

4c. Community Contacts. To further inform the group(s) least likely to apply about the availability of the housing, the applicant agrees to establish and maintain contact with the groups/organizations listed below that are located in the housing market area or SMSA. If more space is needed, attach an additional sheet. Notify HUD-FHEO of any changes in this list. Attach a copy of correspondence to be mailed to these groups/organizations. (Provide all requested information.)

Name of Group/Organization	Racial/Ethnic Identification	Approximate Date (mm/dd/yyyy)	Person Contacted or to be Contacted
NAACP	Black	02/05	Office Director - 901.521.1343
Memphis Urban League	Black	02/05	Eddie Chavis, Program Officer - 901-272-2491
AAA	All	02/05	Robert McFalls, Director - 901-576-6600

Address & Phone Number	Method of Contact	Indicate the specific function the Group/Organization will undertake in implementing the marketing program
See Attached List of Organizations	Phone/Letter	Refer Seniors

5. Future Marketing Activities (Rental Units Only) Mark the box(s) that best describe marketing activities to fill vacancies as they occur after the project has been initially occupied.
[X] Newspapers/Publications [ ] Radio [ ] TV [X] Brochures/Leaflets/Handouts
[X] Site Signs [X] Community Contacts [ ] Other(specify)

6. Experience and Staff Instructions (See instructions)
6a. Staff has experience. [X] Yes [ ] No
6b. On separate sheets, indicate training to be provided to staff on Federal, State and local fair housing laws and regulations, as well as this AFHM Plan. Attach a copy of the instructions to staff regarding fair housing. (See attachment)

7. Additional Considerations Attach additional sheets as needed.
NCR is the sponsor & Management Agent for other 202 developments and has experience marketing to these groups. If rent up activities are unsuccessful, adjustments will be made upon HUD approval.

8. Changes and Revisions By signing this form, the applicant agrees, after appropriate consultation with HUD, to change any part of the plan covering a multifamily project to ensure continued compliance with Section 200.620 of HUD's Affirmative Fair Housing Marketing Regulations.

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy): 10/1/03

Name (type or print): Thomas J. Herlihy

Title & Name of Company: Development Specialist, National Church Residences

For HUD-Office of Housing Use Only

Approval By
Signature & Date (mm/dd/yyyy): James R Conley 12/8/05
Name (type or print): JAMES R. CONLEY
Title: PROJECT MGR.

Disapproval By
Signature & Date (mm/dd/yyyy):
Name (type or print):
Title:

ATTACHMENT TO AFFORDABLE FAIR HOUSING MARKETING PLAN

For NCR of Memphis, TN
081-EE033

Community Contacts

The following organizations will be contacted by phone or letter to refer seniors:

Memphis Urban League
Eddie Chavis, Program Officer
413 N. Cleveland
Memphis, TN 38104
901-272-2491
Fax: 901-272-1673

AAA
Robert McFalls, Director
City Hall, Penthouse
125 N. Mid-America Mall
Memphis, TN 38103
901-576-6600
901-576-6418 (fax)

United Way of the Mid South
Brad Wanzer, VP
(901) 543-5800
1407 Union Ave., Suite 900
P.O. Box 41897 38174
Fax: 272-5099

Metropolitan Inter-Faith Association
Dianne Polly, Director of Senior Services
Phone: (901) 529-4569
Fax: (901) 527-3202
Address: 910 Vance Avenue
Memphis, TN 38126

McWherter Senior Center
Clairene Tibbs, Director
Lonnie Lewis, Asst. Director
1355 Estate Drive
Memphis, TN 38119
901-761-2462

(MATA) Memphis Area Transit Authority Administrative Services
901-722- 7100
901-722-7123 (fax)
Alison Burton, Director of Marketing & Customer Relations
1370 Levee Rd.
Memphis, TN 38108

Senior Services, Inc.
John Carroll, VP of Marketing
901-766-0624
4700 Poplar Ave. #100
Memphis, TN 38117

Shelby County RSVP
Barbara Stockfish
910 Vance Ave
Memphis, TN 38173
phone: (901) 527-0208
fax: (901) 527-3202