
2019 Federal Low Income Housing Tax Credit Program

Application For Reservation

Deadline for Submission

9% Competitive Credits

Applications Must Be Received At VHDA No Later Than **2:00 PM**
Richmond, VA Time On **March 14, 2019**

Tax Exempt Bonds

Applications should be received at VHDA at least one month before the bonds are *priced* (if bonds issued by VHDA), or 75 days before the bonds are *issued* (if bonds are not issued by VHDA)



Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220-6500

INSTRUCTIONS FOR THE VIRGINIA 2019 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 2016. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For 9% Competitive Credits

Applicants should submit an electronic copy of the application package prior to the application deadline, which is **2:00 PM** Richmond Virginia time on **March 14, 2019**. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only.

There should be distinct files which should include the following:

1. **Application For Reservation – the active Microsoft Excel workbook**
2. **A PDF file which includes the following:**
 - **Application For Reservation – Signed version of hardcopy**
 - **All application attachments (i.e. tab documents, excluding market study and plans & specs)**
3. **Market Study – PDF or Microsoft Word format**
4. **Plans - PDF or other readable electronic format**
5. **Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)**
6. **Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format**

IMPORTANT:

VHDA can accept files via our work center site Procorem or on flash/thumb drives. Contact Hope Rutter for access to Procorem.

Do not submit any application materials to any email address unless specifically requested by the VHDA LIHTC Allocation Department staff.

Disclaimer:

VHDA assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to VHDA.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

- ▶ **VERY IMPORTANT! : Do not** use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another.
- ▶ Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.
- ▶ The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.
- ▶ Also note that some cells contain error messages such as “#DIV/0!” as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the VHDA LIHTC Allocation Department. Please note that we cannot release the copy protection password.

VHDA LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
JD Bondurant	johndavid.bondurant@vhda.com	(804) 343-5725
Hope Coleman Rutter	hope.rutter@vhda.com	(804) 343-5574
Sheila Stone	sheila.stone@vhda.com	(804) 343-5582
Stephanie Flanders	stephanie.flanders@vhda.com	(804) 343-5939
Pamela Freeth	pamela.freeth@vhda.com	(804) 343-5563
Jovan Burton	Jovan.burton@vhda.com	(804) 343-5518

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2019 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an 'X' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under VHDA's point system of ranking applications, and may assist VHDA in its determination of the appropriate amount of credits that may be reserved for the development.

- \$1,000 Application Fee **(MANDATORY)**
- Electronic Copy of the Microsoft Excel Based Application **(MANDATORY)**
- Scanned Copy of the Signed Tax Credit Application with Attachments (excluding market study and plans & specifications) **(MANDATORY)**
- Electronic Copy of the Market Study **(MANDATORY - Application will be disqualified if study is not submitted with application)**
- Electronic Copy of the Plans **(MANDATORY)**
- Electronic Copy of the Specifications **(MANDATORY)**
- Electronic Copy of the Physical Needs Assessment **(MANDATORY if rehab)**
- Electronic Copy of Appraisal **(MANDATORY if acquisition credits requested)**
- Electronic Copy of Environmental Site Assessment (Phase I) **(MANDATORY if 4% credits requested)**
- Tab A: Partnership or Operating Agreement, including chart of ownership structure with percentage of interests **(MANDATORY)**
- Tab B: Virginia State Corporation Commission Certification **(MANDATORY)**
- Tab C: Principal's Previous Participation Certification **(MANDATORY)**
- Tab D: List of LIHTC Developments (Schedule A) **(MANDATORY)**
- Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment **(MANDATORY)**
- Tab F: Architect's Certification and RESNET Rater Certification **(MANDATORY)**
- Tab G: Zoning Certification Letter **(MANDATORY)**
- Tab H: Attorney's Opinion **(MANDATORY)**
- Tab I: Nonprofit Questionnaire **(MANDATORY for points or pool)**
- The following documents need not be submitted unless requested by VHDA:
- Nonprofit Articles of Incorporation
 - IRS Documentation of Nonprofit Status
 - Joint Venture Agreement (if applicable)
 - For-profit Consulting Agreement (if applicable)
- Tab J: Relocation Plan **(MANDATORY, if tenants are displaced)**
- Tab K: Documentation of Development Location:
- K.1 Revitalization Area Certification
- K.2 Location Map
- K.3 Surveyor's Certification of Proximity To Public Transportation
- Tab L: PHA / Section 8 Notification Letter
- Tab M: Locality CEO Response Letter
- Tab N: Homeownership Plan
- Tab O: Plan of Development Certification Letter
- Tab P: Developer Experience documentation and Partnership agreements
- Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property
- Tab R: Documentation of Operating Budget and Utility Allowances
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- Tab T: Funding Documentation
- Tab U: Documentation to Request Exception to Restriction-Pools With Little/No Increase in Rent Burdened Population
- Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal
- Tab W: (Reserved)
- Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 3/14/2019

16. Local Needs and Support

- a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator) of the political jurisdiction in which the development will be located:

Chief Executive Officer's Name: William E. Johnson
Chief Executive Officer's Title: City Manager Phone: (434) 634-3332
Street Address: 201 South Main Street; Post Office Box 511
City: Emporia State: VA Zip: 23847

Name and title of local official you have discussed this project with who could answer questions for the local CEO: William E. Johnson

- b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name: _____
Chief Executive Officer's Title: _____ Phone: _____
Street Address: _____
City: _____ State: _____ Zip: _____

Name and title of local official you have discussed this project with who could answer questions for the local CEO: _____

ACTION: Provide Locality Notification Letter at **Tab M** if applicable.

B. RESERVATION REQUEST INFORMATION

1. **Requesting Credits From:**

a. If requesting 9% Credits, select credit pool:

Balance of State Pool

or

b. If requesting Tax Exempt Bonds, select development type:

2. **Type(s) of Allocation/Allocation Year**

Carryforward Allocation

Definitions of types:

a. **Regular Allocation** means all of the buildings in the development are expected to be placed in service this calendar year, 2019.

b. **Carryforward Allocation** means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2019, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2019 credits pursuant to Section 42(h)(1)(E).

3. **Select Building Allocation type:**

Acquisition/Rehab

Note regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service?

FALSE

5. **Planned Combined 9% and 4% Developments**

FALSE

A site plan has been submitted with this application indicating two developments on the same or contiguous site. One development relates to this 9% allocation request and the remaining development will be a 4% tax exempt bond application. (25, 35 or 45 pts)

a. Has the developer met with VHDA regarding the 4% tax exempt bond deal?

FALSE

b. List below the number of units planned for each allocation request. This stated count cannot be changed or 9% Credits will be cancelled.

Total Units within 9% allocation request? 0

Total Units within 4% Tax Exempt allocation Request? 0

Total Units: 0

% of units in 4% Tax Exempt Allocation Request: 0.00%

6. **Extended Use Restriction**

Note: Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.

Must Select One: 30

Definition of selection:

Development will be subject to the standard extended use agreement of 15 extended use period (after the mandatory 15-year compliance period.)

C. OWNERSHIP INFORMATION

NOTE: VHDA may allocate credits only to the tax-paying entity which owns the development at the time of the allocation. The term "Owner" herein refers to that entity. Please fill in the legal name of the owner. The ownership entity must be formed prior to submitting this application. Any transfer, direct or indirect, of partnership interests (except those involving the admission of limited partners) prior to the placed-in-service date of the proposed development shall be prohibited, unless the transfer is consented to by VHDA in its sole discretion. **IMPORTANT: The Owner name listed on this page must exactly match the owner name listed on the Virginia State Corporation Commission Certification.**

1. Owner Information:

Must be an individual or legally formed entity.

Owner Name: Marvin Gardens VA LLC

Developer Name: Flatiron Holdings, LLC and Surber Development and Consulting LLC

Contact: M/M ▶ Ms. First: Jen MI: Last: Surber

Address: 529 Taylor Street

City: Bristol St. ▶ TN Zip: 37620

Phone: (276) 698-8760 Ext. Fax:

Email address: jensurber@surberdev.com

Federal I.D. No. (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ Limited Liability Company Formation State: ▶ VA

Additional Contact: Please Provide Name, Email and Phone number.
Charlie F. Irick

- ACTION:** a. Provide Owner's organizational documents (e.g. Partnership agreements) **(Mandatory TAB A)**
b. Provide Certification from Virginia State Corporation Commission **(Mandatory TAB B)**

2. Principal(s) of the General Partner: List names of individuals and ownership interest.

Names **	Phone	Type Ownership	% Ownership
Jennifer E. H. Surber - Surber Development and Cons	(276) 698-8760	Managing Member	44.100%
Hollis M. Fitch - Flatiron Holdings, LLC	(704) 335-9112	Managing Member	15.606%
Charlie F. Irick - Flatiron Holdings, LLC	(704) 335-9112	Managing Member	15.606%
Ira Slomka - Flatiron Holdings, LLC	(704) 335-9112	Managing Member	3.672%
Casey Stansbury - Flatiron Holdings, LLC	(704) 335-9112	Managing Member	1.836%
Hollis M. Fitch (Opal Holdings Limited Partnership)	(704) 335-9112	Member	9.180%
Robert G. Goldsmith - People Incorporated	(276) 623-9000	Member	10.000%

The above should include 100% of the GP or LLC member interest.

** These should be the names of individuals who make up the General Partnership, not simply the names of entities which may comprise those components.

C. OWNERSHIP INFORMATION

- ACTION:**
- a. Provide Principals' Previous Participation Certification (**Mandatory TAB C**)
 - b. Provide a chart of ownership structure (Org Chart) and a list of all LIHTC Developments within the last 15 years. (**Mandatory at TABS A/D**)

3. Developer Experience: Provide evidence that the principal or principals of the controlling general partner or managing member for the proposed development have developed:

a. as a controlling general partner or managing member, (i) at least three tax credit developments that contain at least three times the number of housing units in the proposed development or (ii) at least six tax credit developments. **TRUE**

Action: Must be included on VHDA Experienced LIHTC Developer List or provide copies of 8609s, partnership agreements and organizational charts (**Tab P**)

b. at least three deals as principal and have at \$500,000 in liquid assets..... **FALSE**

Action: Must be included on the VHDA Experienced LIHTC Developer List or provide Audited Financial Statements and copies of 8609s (**Tab P**)

c. The development's principal(s), as a group or individually, have developed as controlling general partner or managing member, at least one tax credit development that contains at least the same number of units of this proposed development (can include Market units). **FALSE**

Action: Must provide copies of 8609s and partnership agreements (**Tab P**)

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact VHDA before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one and provide documentation - **Mandatory TAB E**)

Select Type: Option

Expiration Date:

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by VHDA. See QAP for further details.

FALSE There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any), type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site (**Tab E**.)

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

a. FALSE Owner already controls site by either deed or long-term lease.

b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than..... .

c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner.

(If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner (**Tab E**.)

D. SITE CONTROL

3. Seller Information:

Name: Washington Elderly Limited Partnership

Address: 13195 Warwick Boulevard 1F

City: Newport News St.: VA Zip: 23602

Contact Person: Christopher Chadwick Phone: (202) 536-3753

There is an identity of interest between the seller and the owner/applicant..... FALSE

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

<u>Names</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

2019 Low-Income Housing Tax Credit Application For Reservation

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team. Provide Contact and Firm Name.

- | | | | |
|--------------------------|---|---------------------------|----------------|
| 1. Tax Attorney: | | This is a Related Entity. | FALSE |
| Firm Name: | | | |
| Address: | | | |
| Email: | | Phone: | |
| | | | |
| 2. Tax Accountant: | Tim Smith | This is a Related Entity. | FALSE |
| Firm Name: | Bernard Robinson & Company, L.L.P. | | |
| Address: | 1501 Highwoods Boulevard; Suite 300; Greensboro, North Carolina 27410 | | |
| Email: | tsmith@brccpa.com | Phone: | (336) 294-4494 |
| | | | |
| 3. Consultant: | | This is a Related Entity. | FALSE |
| Firm Name: | | Role: | |
| Address: | | | |
| Email: | | Phone: | |
| | | | |
| 4. Management Entity: | Tami Fossum | This is a Related Entity. | FALSE |
| Firm Name: | GEM Management | | |
| Address: | 2021 Cross Beam Drive; Charlotte, NC 28217 | | |
| Email: | tfossum@gemmanagement.net | Phone: | (704) 357-6000 |
| | | | |
| 5. Contractor: | TBD | This is a Related Entity. | FALSE |
| Firm Name: | | | |
| Address: | | | |
| Email: | TBD | Phone: | |
| | | | |
| 6. Architect: | Donald C. Harwood | This is a Related Entity. | FALSE |
| Firm Name: | Donald C. Harwood, PLLC | | |
| Address: | 13 Kenwood Lane; Greenville, South Carolina 29609 | | |
| Email: | dharwood08@gmail.com | Phone: | (864) 915-2126 |
| | | | |
| 7. Real Estate Attorney: | David Pryzwansky | This is a Related Entity. | |
| Firm Name: | The Pryzwansky Law Firm | | |
| Address: | 507 West Peace Street; Suite 101; Raleigh, NC 27603 | | |
| Email: | david@pryzlaw.com | Phone: | (919) 828-8668 |
| | | | |
| 8. Mortgage Banker: | | This is a Related Entity. | FALSE |
| Firm Name: | | | |
| Address: | | | |
| Email: | | Phone: | |
| | | | |
| 9. Other: | | This is a Related Entity. | FALSE |
| Firm Name: | | Role: | |
| Address: | | | |
| Email: | | Phone: | |

F. REHAB INFORMATION

1. Acquisition Credit Information

- a. Credits are being requested for existing buildings being acquired for development..... TRUE
If no credits are being requested for existing buildings acquired for the development, skip this tab.
- b. This development has received a previous allocation of credits..... FALSE
 If so, in what year did this development receive credits? 2001
- c. The development is listed on the RD 515 Rehabilitation Priority List?..... FALSE
- d. This development is an existing RD or HUD S8/236 development..... FALSE
Action: (If True, provide required form in **TAB Q**)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from VHDA prior to application submission to receive these points.

- i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition..... FALSE
- ii. Applicant has obtained a waiver of this requirement from VHDA prior to the application submission deadline..... FALSE

2. Ten-Year Rule For Acquisition Credits

- a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/ \$15,000 rehab costs (\$10,000 for Tax Exempt Bonds) per unit requirement..... TRUE
- b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i),..... FALSE
 - i. Subsection (I)..... FALSE
 - ii. Subsection (II)..... FALSE
 - iii. Subsection (III)..... FALSE
 - iv. Subsection (IV)..... FALSE
 - v. Subsection (V)..... FALSE
- c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6)..... FALSE
- d. There are different circumstances for different buildings..... FALSE
Action: (If True, provide an explanation for each building in Tab K)

F. REHAB INFORMATION

3. Rehabilitation Credit Information

- a. Credits are being requested for rehabilitation expenditures..... **TRUE**

- b. **Minimum Expenditure Requirements**
 - i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii)..... **TRUE**
 - ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only)..... **FALSE**
 - iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception..... **FALSE**
 - iv. There are different circumstances for different buildings..... **FALSE**
Action: (If True, provide an explanation for each building in Tab K)

4. Request For Exception

- a. The proposed new construction development (including adaptive reuse and rehabilitation that creates additional rental space) is subject to an assessment of up to minus 20 points for being located in a pool identified by the Authority as a pool with little or no increase in rent burdened population..... **FALSE**

- b. Applicant seeks an exception to this restriction in accordance with one of the following provisions under 13VAC10-180-60:
 - i. Proposed development is specialized housing designed to meet special needs that cannot readily be addressed utilizing existing residential structures..... **FALSE**
 - ii. Proposed development is designed to serve as a replacement for housing being demolished through redevelopment..... **FALSE**
 - iii. Proposed development is housing that is an integral part of a neighborhood revitalization project sponsored by a local housing authority..... **FALSE**

Action: If any of 4(b) responses are true, provide documentation at Tab U.

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section must be completed in order to compete in the Non Profit tax credit pool.

All Applicants - Section must be completed to obtain points for nonprofit involvement.

1. Tax Credit Nonprofit Pool Applicants: To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:

- FALSE a. Be authorized to do business in Virginia.
FALSE b. Be substantially based or active in the community of the development.
FALSE c. Materially participate in the development and operation of the development throughout the compliance period...
FALSE d. Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.
FALSE e. Not be affiliated with or controlled by a for-profit organization.
FALSE f. Not have been formed for the principal purpose of competition in the Non Profit Pool.
FALSE g. Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.

2. All Applicants: To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.

A. Nonprofit Involvement (All Applicants)

There is nonprofit involvement in this development..... TRUE (If false, go on to part III.)

Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire (Mandatory TAB I).

B. Type of involvement:

Nonprofit meets eligibility requirement for points only, not pool..... TRUE

or

Nonprofit meets eligibility requirements for nonprofit pool and points..... FALSE

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is: Owner

Name: SERCAP, Inc. (Please fit NP name within available space)

Contact Person: Hope Cupit

Street Address: 347 Campbell Avenue

City: Roanoke State: VA Zip: 00002-4016

Phone: (866) 928-3731 Extension: Contact Email: hcupit@sercap.org

G. NONPROFIT INVOLVEMENT

D. Percentage of Nonprofit Ownership (All nonprofit applicants):

Specify the nonprofit entity's percentage ownership of the general partnership interest:

10.0%

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. TRUE

After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit.

Action: Provide Option or Right of First Refusal in Recordable Form **(TAB V)**
Provide Nonprofit Questionnaire (if applicable) **(TAB I)**

Name of qualified nonprofit:

SERCAP

or indicate true if Local Housing Authority

FALSE

Name of Local Housing Authority

2. FALSE

A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.

Action: Provide Homeownership Plan **(TAB N)**

NOTE: Applicant waives the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of all units in development	40	bedrooms	48
Total number of rental units in development	40	bedrooms	48
Number of low-income rental units	40	bedrooms	48
Percentage of rental units designated low-income	100.00%		
b. Number of new units:.....	0	bedrooms	0
Number of adaptive reuse units:	0	bedrooms	0
Number of rehab units:.....	40	bedrooms	48
c. If any, indicate number of planned exempt units (included in total of all units in development).....			0
d. Total Floor Area For The Entire Development.....			31,594.16 (Sq. ft.)
e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage).....			2,772.00 (Sq. ft.)
f. Nonresidential Commercial Floor Area (Not eligible for funding).....			0.00
g. Total Usable Residential Heated Area.....			28,822.16 (Sq. ft.)
h. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space			0.00%
i. Exact area of site in acres	4.292		
j. Locality has approved a final site plan or plan of development..... If True , Provide required documentation (TAB O).			FALSE
k. Requirement as of 2016: Site must be properly zoned for proposed development. ACTION: Provide required zoning documentation (MANDATORY TAB G)			
l. Development is eligible for Historic Rehab credits.....			FALSE

Definition:

The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

H. STRUCTURE AND UNITS INFORMATION

2. UNIT MIX

a. Specify the average size and number per unit type (as indicated in the Architect's Certification):

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
Supportive Housing	0.00	SF	0	0
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	658.97	SF	32	32
1 Story 2BR - Elderly	966.89	SF	8	8
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	0.00	SF	0	0
1BR Garden	0.00	SF	0	0
2BR Garden	0.00	SF	0	0
3BR Garden	0.00	SF	0	0
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			40	40

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

3. Structures

- a. Number of Buildings (containing rental units)..... 10
- b. Age of Structure:..... 18 years
- c. Number of stories:..... 1
- d. The development is a scattered site development..... FALSE

e. Commercial Area Intended Use: _____

f. Development consists primarily of : (Only One Option Below Can Be True)

- i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood)..... TRUE
- ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood)..... FALSE
- iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood)..... FALSE

H. STRUCTURE AND UNITS INFORMATION

g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	<u>FALSE</u>	v. Detached Single-family	<u>FALSE</u>
ii. Garden Apartments	<u>TRUE</u>	vi. Detached Two-family	<u>FALSE</u>
iii. Slab on Grade	<u>TRUE</u>	vii. Basement	<u>FALSE</u>
iv. Crawl space	<u>FALSE</u>		

h. Development contains an elevator(s).	<u>FALSE</u>
If true, # of Elevators.	<u>0</u>
Elevator Type (if known)	<u></u>

i. Roof Type	▶ <u>Combination</u>
j. Construction Type	▶ <u>Frame</u>
k. Primary Exterior Finish	▶ <u>Vinyl</u>

4. Site Amenities (indicate all proposed)

a. Business Center.....	<u>FALSE</u>	f. Limited Access.....	<u>FALSE</u>
b. Covered Parking.....	<u>FALSE</u>	g. Playground.....	<u>FALSE</u>
c. Exercise Room.....	<u>FALSE</u>	h. Pool.....	<u>FALSE</u>
d. Gated access to Site.....	<u>FALSE</u>	i. Rental Office.....	<u>TRUE</u>
e. Laundry facilities.....	<u>TRUE</u>	j. Sports Activity Court..	<u>FALSE</u>
		k. Other:	<u></u>

l. Describe Community Facilities: There is a community building with at least 749 square feet

m. Number of Proposed Parking Spaces.....	<u>55</u>
Parking is shared with another entity	<u>FALSE</u>

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing public bus stop. TRUE
 If **True**, Provide required documentation (**TAB K3**).

H. STRUCTURE AND UNITS INFORMATION

5. Plans and Specifications

- a. **Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**
 - i. A location map with development clearly defined.
 - ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
 - iii. Sketch plans of all building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas
 - c. Sketch floor plan(s) of typical dwelling unit(s)
 - d. Typical wall section(s) showing footing, foundation, wall and floor structureNotes must indicate basic materials in structure, floor and exterior finish.

- b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applications.
 - i. Phase I environmental assessment.
 - ii. Physical needs assessment for any rehab only development.

NOTE: All developments must meet VHDA's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

6. Market Study Data:

Obtain the following information from the **Market Study** conducted in connection with this tax credit application:

Project Wide Capture Rate - LIHTC Units	23.50%
Project Wide Capture Rate - Market Units	NA
Project Wide Capture Rate - All Units	23.50%
Project Wide Absorption Period (Months)	2

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

- a. **New Construction:** must meet all criteria for EPA EnergyStar certification.
- b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS Index.
- c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater.

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide Architect Certification (**Mandatory**) and documents related to following items if applicable (**TAB F**)

1. For any development, upon completion of construction/rehabilitation:

- TRUE a. A community/meeting room with a minimum of 749 square feet is provided.
- 31.96% b. Percentage of brick or other similar low-maintenance material approved by the Authority covering the exterior walls. Community buildings are to be included in percentage calculations.
- FALSE c. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill).
- FALSE d. Each bathroom contains only of WaterSense labeled faucets, toilets and showerheads.
- TRUE e. Each unit is provided with the necessary infrastructure for high-speed internet/broadband service.
- TRUE f. Free WiFi access will be provided in community room for resident only usage.
- FALSE g. Each unit is provided free individual high speed internet access.
- or
- FALSE h. Each unit is provided free individual WiFi access.
- TRUE i. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.
- or
- FALSE j. Full bath fans are equipped with a humidistat.
- TRUE k. Cooking surfaces are equipped with fire prevention features
- or
- FALSE l. Cooking surfaces are equipped with fire suppression features.
- TRUE m. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.
- or
- FALSE n. All Construction types: each unit is equipped with a permanent dehumidification system.
- FALSE o. All interior doors within units are solid core.
- TRUE p. At minimum, one USB charging port in each kitchen, living room and all bedrooms.
- TRUE q. All kitchen light fixtures are LED and meet MDCR lighting guidelines.
- FALSE r. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.
- FALSE s. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

J. ENHANCEMENTS

- TRUE a. All cooking ranges have front controls.
- TRUE b. Bathrooms have an independent or supplemental heat source.
- TRUE c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.

2. Green Certification

- a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

- | | | | |
|--------------------------------|--|--------------------------------|--|
| <input type="checkbox"/> FALSE | Earthcraft Gold or higher certification | <input type="checkbox"/> TRUE | National Green Building Standard (NGBS) certification of Silver or higher. |
| <input type="checkbox"/> FALSE | U.S. Green Building Council LEED certification | <input type="checkbox"/> FALSE | Enterprise Green Communities (EGC) Certification |

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F**.

- b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

- | | | | |
|--------------------------------|-------------------------------------|--------------------------------|-------------------------|
| <input type="checkbox"/> FALSE | Zero Energy Ready Home Requirements | <input type="checkbox"/> FALSE | Passive House Standards |
|--------------------------------|-------------------------------------|--------------------------------|-------------------------|

3. Universal Design - Units Meeting Universal Design Standards (units must be shown on Plans)

- FALSE a. Architect of record certifies that units will be constructed to meet VHDA's Universal Design standards.

- b. Number of Rental Units constructed to meet VHDA's Universal Design standards:

% of Total Rental Units

- 4. FALSE Market-rate units' amenities are substantially equivalent to those of the low income units.

If not, please explain:

2019 Low-Income Housing Tax Credit Application For Reservation

I. UTILITIES

1. Describe the Heating/AC System: HVAC

2. Services Included:

Utilities	Type of Utility (Gas, Electric, Oil, etc.)	Utilities Paid by:	Enter Allowances by Bedroom Size				
			0-bdr	1-bdr	2-bdr	3-bdr	4-br
Heating	Electric	Tenant	0	55	71	0	0
Air Conditioning	Electric	Tenant	0	0	0	0	0
Cooking	Electric	Tenant	0	0	0	0	0
Lighting	Electric	Tenant	0	0	0	0	0
Hot Water	Electric	Tenant	0	0	0	0	0
Water	Public	Owner	0	0	0	0	0
Sewer	Public	Owner	0	0	0	0	0
Trash	City	Owner	0	0	0	0	0
Total utility allowance for costs paid by tenant			\$0	\$55	\$71	\$0	\$0

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R**).

- a. FALSE HUD
- b. FALSE Utility Company (Estimate)
- c. FALSE Utility Company (Actual Survey)
- d. FALSE Local PHA
- e. TRUE Other: Viridant/Earthcraft

Warning: The VHDA housing choice voucher program utility schedule shown on VHDA.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

1. **Accessibility:** Indicate **True** for the following point categories, as appropriate.

Action: Provide appropriate documentation (**Tab X**)

FALSE

a. Any development in which (i) the greater of 5 units or 10% of units will be assisted by HUD project-based vouchers (as evidenced by the submission of a letter satisfactory to the Authority from an authorized public housing authority (PHA) that the development meets all prerequisites for such assistance), or another form of documented and binding federal project-based rent subsidies in order to ensure occupancy by extremely low-income persons. Locality project based rental subsidy meets the definition of state project based rental subsidy;

(ii) will conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and be actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

(iii) above must include roll-in showers, roll under sinks and front control ranges, unless agreed to by the Authority prior to the applicant's submission of its application.

Documentation from source of assistance must be provided with the application.

Note: Subsidies may apply to any units, not only those built to satisfy Section 504. (60 points)

TRUE

b. Any development in which the greater of 5 units or 10% of the units (i) have rents within HUD's Housing Choice Voucher ("HCV") payment standard; (ii) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits (30 points)

FALSE

c. Any development in which 5% of the units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of this application for credits. (15 points)

For items a,b or c, all common space must also conform to HUD regulations interpreting the accessibility Rehabilitation Act.

K. SPECIAL HOUSING NEEDS

2. Special Housing Needs/Leasing Preference:

a. If not general population, select applicable special population:

- TRUE** Elderly (as defined by the United States Fair Housing Act.)
- FALSE** Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only
- FALSE** Supportive Housing (as described in the Tax Credit Manual)

Action: Provide Permanent Supportive Housing Certification (**Tab S**)

b. The development has existing tenants and a relocation plan has been developed..... **TRUE**

(If **True**, VHDA policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties.)

Action: Provide Relocation Plan (**Mandatory if tenants are displaced - Tab J**)

3. Leasing Preferences

a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select: **Yes**

Organization which holds such waiting list: **Sussex County**

Contact person: **Brenda Drew**

Title: **Housing Coordinator**

Phone Number **(804) 834-1302**

Action: Provide required notification documentation (**TAB L**)

b. Leasing preference will be given to individuals and families with children..... **FALSE**
(Less than or equal to 20% of the units must have of 1 or less bedrooms).

c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: **0**
% of total Low Income Units **0%**

NOTE: Development must utilize a **VHDA Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

K. SPECIAL HOUSING NEEDS

4. Rental Assistance

a. Some of the low-income units do or will receive rental assistance..... FALSE

b. Indicate True if rental assistance will be available from the following

FALSE Rental Assistance Demonstration (RAD) or other PHA conversion to based rental assistance.

FALSE Section 8 New Construction Substantial Rehabilitation

FALSE Section 8 Moderate Rehabilitation

FALSE Section 8 Certificates

FALSE Section 8 Project Based Assistance

FALSE RD 515 Rental Assistance

FALSE Section 8 Vouchers

FALSE State Assistance

FALSE Other: _____

c. The Project Based vouchers above are applicable to the 30% units seeking points.

FALSE

i. If True above, how many of the 30% units will not have project based vouchers? _____

d. Number of units receiving assistance: _____

How many years in rental assistance contract? _____

Expiration date of contract: _____

There is an Option to Renew..... FALSE

Action: Contract or other agreement provided **(TAB Q)**.

L. UNIT DETAILS

1. Set-Aside Election:

UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEGORY

Note: In order to qualify for any tax credits, a development must meet one of two minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test) or (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), all as described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
4	10.00%	30% Area Median
0	0.00%	40% Area Median
0	0.00%	50% Area Median
32	80.00%	60% Area Median
0	0.00%	70% Area Median
4	10.00%	80% Area Median
0	0.00%	Market Units
40	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
4	10.00%	30% Area Median
0	0.00%	40% Area Median
16	40.00%	50% Area Median
16	40.00%	60% Area Median
0	0.00%	70% Area Median
4	10.00%	80% Area Median
0	0.00%	Market Units
40	100.00%	Total

- b. The development plans to utilize income averaging..... **TRUE**
 If above is true, should the points based on the units assigned to the levels above **be waived** and therefore not required for compliance?
 20-30% Levels **FALSE** 40% Levels **FALSE** 50% levels **FALSE**

2. Unit Detail

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	Number of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	30% AMI	4	1	572.76	\$269.00	\$1,076
Mix 2	1 BR - 1 Bath	50% AMI	16	2	572.76	\$488.00	\$7,808
Mix 3	1 BR - 1 Bath	60% AMI	12		572.76	\$540.00	\$6,480
Mix 4							\$0
Mix 5	2 BR - 2 Bath	60% AMI	4	1	847.71	\$640.00	\$2,560
Mix 6	2 BR - 2 Bath	80% AMI	4	1	847.71	\$640.00	\$2,560
Mix 7							\$0
Mix 8							\$0
Mix 9							\$0
Mix 10							\$0
Mix 11							\$0
Mix 12							\$0
Mix 13							\$0
Mix 14							\$0
Mix 15							\$0
Mix 16							\$0
Mix 17							\$0
Mix 18							\$0
Mix 19							\$0
Mix 20							\$0
Mix 21							\$0

L. UNIT DETAILS

Mix 22								\$0
Mix 23								\$0
Mix 24								\$0
Mix 25								\$0
Mix 26								\$0
Mix 27								\$0
Mix 28								\$0
Mix 29								\$0
Mix 30								\$0
Mix 31								\$0
Mix 32								\$0
Mix 33								\$0
Mix 34								\$0
Mix 35								\$0
Mix 36								\$0
Mix 37								\$0
Mix 38								\$0
Mix 39								\$0
Mix 40								\$0
Mix 41								\$0
Mix 42								\$0
Mix 43								\$0
Mix 44								\$0
Mix 45								\$0
Mix 46								\$0
Mix 47								\$0
Mix 48								\$0
Mix 49								\$0
Mix 50								\$0
Mix 51								\$0
Mix 52								\$0
Mix 53								\$0
Mix 54								\$0
Mix 55								\$0
Mix 56								\$0
Mix 57								\$0
Mix 58								\$0
Mix 59								\$0
Mix 60								\$0
Mix 61								\$0
Mix 62								\$0
Mix 63								\$0
Mix 64								\$0
Mix 65								\$0
Mix 66								\$0
Mix 67								\$0
Mix 68								\$0
Mix 69								\$0
Mix 70								\$0
Mix 71								\$0
Mix 72								\$0
Mix 73								\$0
Mix 74								\$0
Mix 75								\$0
Mix 76								\$0
Mix 77								\$0
Mix 78								\$0
Mix 79								\$0

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L. UNIT DETAILS

Mix 80								\$0
Mix 81								\$0
Mix 82								\$0
Mix 83								\$0
Mix 84								\$0
Mix 85								\$0
Mix 86								\$0
Mix 87								\$0
Mix 88								\$0
Mix 89								\$0
Mix 90								\$0
Mix 91								\$0
Mix 92								\$0
Mix 93								\$0
Mix 94								\$0
Mix 95								\$0
Mix 96								\$0
Mix 97								\$0
Mix 98								\$0
Mix 99								\$0
Mix 100								\$0
TOTALS			40	5	3,413.70	\$2,577		\$20,484

Total Units	40	Net Rentable SF:	TC Units	25,110.00
			MKT Units	0.00
			Total NR SF:	25,110.00

Floor Space Fraction (to 7 decimals)	100.00000%
---	-------------------

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$414
2. Office Salaries			\$0
3. Office Supplies			\$459
4. Office/Model Apartment	(type _____)		\$0
5. Management Fee			\$15,124
<u>6.53%</u> of EGI	<u>\$378.10</u>	Per Unit	
6. Manager Salaries			\$20,392
7. Staff Unit (s)	(type _____)		\$0
8. Legal			\$25
9. Auditing			\$3,650
10. Bookkeeping/Accounting Fees			\$1,080
11. Telephone & Answering Service			\$2,697
12. Tax Credit Monitoring Fee			\$1,400
13. Miscellaneous Administrative			\$6,087
Total Administrative			\$51,328

Utilities

14. Fuel Oil			\$0
15. Electricity			\$4,018
16. Water			\$10,953
17. Gas			\$2,295
18. Sewer			\$11,187
Total Utility			\$28,453

Operating:

19. Janitor/Cleaning Payroll			\$810
20. Janitor/Cleaning Supplies			\$0
21. Janitor/Cleaning Contract			\$0
22. Exterminating			\$1,338
23. Trash Removal			\$4,515
24. Security Payroll/Contract			\$204
25. Grounds Payroll			\$0
26. Grounds Supplies			\$75
27. Grounds Contract			\$5,075
28. Maintenance/Repairs Payroll			\$5,053
29. Repairs/Material			\$2,427
30. Repairs Contract			\$10,652
31. Elevator Maintenance/Contract			\$0
32. Heating/Cooling Repairs & Maintenance			\$3,606
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$0
35. Decorating/Payroll/Contract			\$3,000
36. Decorating Supplies			\$2,118
37. Miscellaneous			\$0
Totals Operating & Maintenance			\$38,873

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M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes	\$14,686
39. Payroll Taxes	\$2,858
40. Miscellaneous Taxes/Licenses/Permits	\$0
41. Property & Liability Insurance	\$6,192
42. Fidelity Bond	\$0
43. Workman's Compensation	\$511
44. Health Insurance & Employee Benefits	\$2,615
45. Other Insurance	\$34,484
Total Taxes & Insurance	\$61,346

Total Operating Expense **\$180,000**

Total Operating Expenses Per Unit	<u>\$4,500</u>	C. Total Operating Expenses as % of EGI	<u>77.78%</u>
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const. Elderly Minimum) **\$12,000**

Total Expenses	\$192,000
-----------------------	------------------

ACTION: Provide Documentation of Operating Budget at **Tab R** if applicable.

2019 Low-Income Housing Tax Credit Application For Reservation

N. PROJECT SCHEDULE

ACTIVITY	ACTUAL OR ANTICIPATED DATE	NAME OF RESPONSIBLE PERSON
1. SITE		
a. Option/Contract	March, 2018	Hollis M. Fitch
b. Site Acquisition	8/30/2019	Hollis M. Fitch
c. Zoning Approval	Existing Property	Existing Property
d. Site Plan Approval	Existing Property	Existing Property
2. Financing		
a. Construction Loan		
i. Loan Application	December, 2019	Jen Surber
ii. Conditional Commitment	January, 2020	Jen Surber
iii. Firm Commitment	March, 2020	Jen Surber
b. Permanent Loan - First Lien		
i. Loan Application	December, 2019	Jen Surber
ii. Conditional Commitment	January, 2020	Jen Surber
iii. Firm Commitment	March, 2020	Jen Surber
c. Permanent Loan-Second Lien		
i. Loan Application		
ii. Conditional Commitment		
iii. Firm Commitment		
d. Other Loans & Grants		
i. Type & Source, List		
ii. Application		
iii. Award/Commitment		
2. Formation of Owner	2/11/2018	David Pryzwansky
3. IRS Approval of Nonprofit Status	10/15/1998	SERCAP
4. Closing and Transfer of Property to Owner	8/20/2019	Hollis M. Fitch
5. Plans and Specifications, Working Drawings	March, 2020	Donald C. Harwood
6. Building Permit Issued by Local Government	March, 2020	Hollis M. Fitch
7. Start Construction	May, 2020	Hollis M. Fitch
8. Begin Lease-up	August, 2020	Tami Fossum
9. Complete Construction	May, 2021	Hollis M. Fitch
10. Complete Lease-Up	October, 2021	Tami Fossum
11. Credit Placed in Service Date	October, 2021	Hollis M. Fitch

2019 Low-Income Housing Tax Credit Application For Reservation

O. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	0	0	0	0
b. Unit Structures (Rehab)	1,509,000	0	0	1,509,000
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
e. Structured Parking Garage	0	0	0	0
Total Structure	1,509,000	0	0	1,509,000
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
h. Roads & Walks	0	0	0	0
i. Site Improvements	147,800	0	0	147,800
j. Lawns & Planting	0	0	0	0
k. Engineering	0	0	0	0
l. Off-Site Improvements	0	0	0	0
m. Site Environmental Mitigation	0	0	0	0
n. Demolition	0	0	0	0
o. Site Work	0	0	0	0
p. Other Site work	0	0	0	0
Total Land Improvements	147,800	0	0	147,800
Total Structure and Land	1,656,800	0	0	1,656,800
q. General Requirements	85,000	0	0	85,000
r. Builder's Overhead (2.1% Contract)	35,000	0	0	35,000
s. Builder's Profit (5.1% Contract)	85,000	0	0	85,000
t. Bonds	0	0	0	0
u. Building Permits	0	0	0	0
v. Special Construction	0	0	0	0
w. Special Equipment	0	0	0	0
x. Other 1:	0	0	0	0
y. Other 2:	0	0	0	0
z. Other 3:	0	0	0	0
Contractor Costs	\$1,861,800	\$0	\$0	\$1,861,800

O. PROJECT BUDGET - OWNER COSTS

MUST USE WHOLE NUMBERS ONLY!

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	5,000	0	0	5,000
b. Architecture/Engineering Design Fee \$313 /Unit)	12,500	0	0	12,500
c. Architecture Supervision Fee \$313 /Unit)	12,500	0	0	12,500
d. Tap Fees	0	0	0	0
e. Environmental	4,000	0	0	4,000
f. Soil Borings	0	0	0	0
g. EarthCraft/LEED	16,000	0	0	16,000
h. Appraisal	5,000	0	0	5,000
i. Market Study	4,300	0	0	4,300
j. Site Engineering / Survey	5,000	0	0	5,000
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	3,500	0	0	3,500
m. Construction Loan Origination Fee	8,000	0	0	0
n. Construction Interest (for 12 months)	50,000	0	0	50,000
o. Taxes During Construction	0	0	0	0
p. Insurance During Construction	0	0	0	0
q. Permanent Loan Fee (1.0%)	8,000	0	0	0
r. Other Permanent Loan Fees	0	0	0	0
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	7,500	0	0	0
u. Accounting	0	0	0	0
v. Title and Recording	20,000	0	0	7,500
w. Legal Fees for Closing	25,000	0	0	8,000
x. Mortgage Banker	0	0	0	0
y. Tax Credit Fee	20,089			
z. Tenant Relocation	0	0	0	0
aa. Fixtures, Furnitures and Equipment	15,000	0	0	15,000
ab. Organization Costs	0	0	0	0
ac. Operating Reserve	95,000	0	0	0
ad. Contingency	186,180	0	0	186,180
ae. Security	0	0	0	0
af. Utilities	0	0	0	0
(1) Other* specify:	0	0	0	0
(2) Other* specify:	0	0	0	0
(3) Other* specify:	0	0	0	0
(4) Other* specify:	0	0	0	0
(5) Other * specify:	0	0	0	0

O. PROJECT BUDGET - OWNER COSTS

(6) Other* specify:	0	0	0	0
(7) Other* specify:	0	0	0	0
(8) Other* specify:	0	0	0	0
(9) Other* specify:	0	0	0	0
(10) Other* specify:	0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))	\$502,569	\$0	\$0	\$334,480
Subtotal 1 + 2 (Owner + Contractor Costs)	\$2,364,369	\$0	\$0	\$2,196,280
3. Developer's Fees	377,000	0	0	377,000
4. Owner's Acquisition Costs				
Land	118,000			
Existing Improvements	507,040	507,040		
Subtotal 4:	\$625,040	\$507,040		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$3,366,409	\$507,040	\$0	\$2,573,280

If this application seeks rehab credits only, in which there is no acquisition and **no change in ownership**, enter the greater of appraised value or tax assessment value here:

(Provide documentation at Tab E)

\$0	Land
\$0	Building

Maximum Developer Fee:

\$388,729

Proposed Development's Cost per Unit:
per Sq Foot
Applicable Cost Limit per unit:

\$84,160 **Meets Limits**
\$87 **Meets Limits**
\$199,972

2019 Low-Income Housing Tax Credit Application For Reservation

P. ELIGIBLE BASIS CALCULATION

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		(B) Acquisition	"30 % Present Value Credit"	(D) "70 % Present Value Credit"
			(C) Rehab/ New Construction	
1. Total Development Costs	3,366,409	507,040	0	2,573,280

2. Reductions in Eligible Basis

a. Amount of federal grant(s) used to finance qualifying development costs	0	0	0
b. Amount of nonqualified, nonrecourse financing	0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)	0	0	0
d. Historic Tax Credit (residential portion)	0	0	0

3. Total Eligible Basis (1 - 2 above)

507,040	0	2,573,280
---------	---	-----------

4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)

a. For QCT or DDA (Eligible Basis x 30%) <i>State Designated Basis Boosts:</i>	0	771,984
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)	0	0
c. For Green Certification (Eligible Basis x 10%)		0
Total Adjusted Eligible basis	0	3,345,264

5. Applicable Fraction

100.00000%	100.00000%	100.00000%
------------	------------	------------

6. Total Qualified Basis

(Eligible Basis x Applicable Fraction)

507,040	0	3,345,264
---------	---	-----------

7. Applicable Percentage

(Beginning with 2016 Allocations, use the standard 9% rate.)
(For tax exempt bonds, use the most recently published rates.)

3.27%	0.00%	9.00%
-------	-------	-------

8. Maximum Allowable Credit under IRC §42

(Qualified Basis x Applicable Percentage)
(Must be same as BIN total and equal to or less than credit amount allowed)

\$16,580	\$0	\$301,074
\$317,654 Combined 30% & 70% P. V. Credit		

2019 Low-Income Housing Tax Credit Application For Reservation

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at **Tab T**

1. Construction Financing: List individually the sources of construction financing, including any such loans financed through grant sources:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1. BB&T	11/15/19	03/01/20	\$1,800,000	John Kraynik
2.				
3.				
Total Construction Funding:			\$1,800,000	

2. Permanent Financing: List individually the sources of all permanent financing in order of lien position:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
1.							
2. VHDA	11/15/2019	3/1/2020	\$600,000	\$27,509	2.95%	35.00	35.00
3. existing reserves	11/15/2019	3/1/2020	\$45,000				
4. VHDA	11/15/2019	3/1/2020	\$100,000	\$6,327	5.35%	35.00	35.00
5. AHP			\$200,000				
6.							
7.							
8.							
9.							
10.							
Total Permanent Funding:			\$945,000	\$33,836			

3. Grants: List all grants provided for the development:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.				
2.				
3.				
4.				
5.				
6.				
Total Permanent Grants:			\$0	

Q. SOURCES OF FUNDS

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.			
2.			
3.			\$0
4.			
5.			
Total Subsidized Funding			\$0

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds..... **TRUE**

If above is **True**, then list the amount of money involved by all appropriate types.

Below-Market Loans

a.	Tax Exempt Bonds		\$0
b.	RD 515		\$0
c.	Section 221(d)(3)		\$0
d.	Section 312		\$0
e.	Section 236		\$0
f.	VHDA SPARC/REACH		\$600,000
g.	HOME Funds		\$0
h.	Other:	AHP	\$200,000
i.	Other:		\$0

Market-Rate Loans

a.	Taxable Bonds		\$100,000
b.	Section 220		\$0
c.	Section 221(d)(3)		\$0
d.	Section 221(d)(4)		\$0
e.	Section 236		\$0
f.	Section 223(f)		\$0
g.	Other:		\$0

Grants*

a.	CDBG		\$0
b.	UDAG		\$0

Grants

c.	State		
d.	Local		
e.	Other:		

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

Q. SOURCES OF FUNDS

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the 50% Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: N/A

7. Some of the development's financing has credit enhancements..... FALSE

If **True**, list which financing and describe the credit enhancement:

8. Other Subsidies

Action: Provide documentation (**Tab Q**)

- a. TRUE Real Estate Tax Abatement on the increase in the value of the development.

- b. FALSE **New** project based subsidy from HUD or Rural Development for the greater of 5 or 10% of the units in the development.

- c. FALSE Other

9. A HUD approval for transfer of physical asset is required..... FALSE

2019 Low-Income Housing Tax Credit Application For Reservation

R. EQUITY

1. Equity

a. Portion of Syndication Proceeds Attributable to Historic Tax Credit				
Amount of Federal historic credits	\$0	x Equity \$	\$0.000	= \$0
Amount of Virginia historic credits	\$0	x Equity \$	\$0.000	= \$0
b. Equity that Sponsor will Fund:				
i. Cash Investment	\$0			
ii. Contributed Land/Building	\$0			
iii. Deferred Developer Fee	\$21,650			(Note: Deferred Developer Fee cannot be negative.)
iv. Other:	\$0			
Equity Total	\$21,650			

2. Equity Gap Calculation

a. Total Development Cost	\$3,366,409	
b. Total of Permanent Funding, Grants and Equity	-	\$966,650
c. Equity Gap	-	\$2,399,759
d. Developer Equity	-	\$237
e. Equity gap to be funded with low-income tax credit proceeds		\$2,399,522

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	TBD		
Contact Person:		Phone:	
Street Address:			
City:	▶ State:	Zip:	
b. Syndication Equity			
i. Anticipated Annual Credits		\$272,700.00	
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)		\$0.880	
iii. Percent of ownership entity (e.g., 99% or 99.9%)		99.99000%	
iv. Syndication costs not included in Total Development Costs (e.g., advisory fees)		\$0	
v. Net credit amount anticipated by user of credits		\$272,673	
vi. Total to be paid by anticipated users of credit (e.g., limited partners)		\$2,399,522	
c. Syndication:	Private		
d. Investors:	Corporate		

4. Net Syndication Amount

Which will be used to pay for Total Development Costs \$2,399,522

5. Net Equity Factor

Must be equal to or greater than 85% 88.0000724678%

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by VHDA to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, VHDA at all times retains the right to substitute such information and assumptions as are determined by VHDA to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by VHDA for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1. Total Development Costs		<u>\$3,366,409</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$966,650</u>
3. Equals Equity Gap		<u>\$2,399,759</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>88.0000724678%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$2,726,996</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$272,700</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$317,654</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$16,580</u>
	For 70% PV Credit:	<u>\$256,120</u>
Credit per LI Units	<u>\$6,817.5000</u>	
Credit per LI Bedroom	<u>\$5,681.2500</u>	
	Combined 30% & 70% PV Credit Requested	\$272,700

9. **Action:** Provide Attorney’s Opinion (**Mandatory Tab H**)

T. CASH FLOW

1. Revenue

Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units		\$20,484
Plus Other Income Source (list):	laundry, late fees, etc.	\$254
Equals Total Monthly Income:		\$20,738
Twelve Months		x12
Equals Annual Gross Potential Income		\$248,856
Less Vacancy Allowance	7.0%	\$17,420
Equals Annual Effective Gross Income (EGI) - Low Income Units		\$231,436

2. Indicate the estimated monthly income for the **Market Rate Units** (based on Unit Details tab):

Total Monthly Income for Market Rate Units:		\$0
Plus Other Income Source (list):		\$0
Equals Total Monthly Income:		\$0
Twelve Months		x12
Equals Annual Gross Potential Income		\$0
Less Vacancy Allowance	0.0%	\$0
Equals Annual Effective Gross Income (EGI) - Market Rate Units		\$0

Action: Provide documentation in support of Operating Budget (TAB R)

3. Cash Flow (First Year)

a.	Annual EGI Low-Income Units	\$231,436
b.	Annual EGI Market Units	\$0
c.	Total Effective Gross Income	\$231,436
d.	Total Expenses	\$192,000
e.	Net Operating Income	\$39,436
f.	Total Annual Debt Service	\$33,836
g.	Cash Flow Available for Distribution	\$5,600

T. CASH FLOW

4. Projections for Financial Feasibility - 15 Year Projections of Cash Flow

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	231,436	236,065	240,786	245,602	250,514
Less Oper. Expenses	192,000	197,760	203,693	209,804	216,098
Net Income	39,436	38,305	37,093	35,798	34,416
Less Debt Service	33,836	33,836	33,836	33,836	33,836
Cash Flow	5,600	4,469	3,257	1,962	580
Debt Coverage Ratio	1.17	1.13	1.10	1.06	1.02

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	255,524	260,635	265,847	271,164	276,588
Less Oper. Expenses	222,581	229,258	236,136	243,220	250,516
Net Income	32,944	31,377	29,712	27,944	26,071
Less Debt Service	33,836	33,836	33,836	33,836	33,836
Cash Flow	-892	-2,459	-4,124	-5,892	-7,765
Debt Coverage Ratio	0.97	0.93	0.88	0.83	0.77

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	282,119	287,762	293,517	299,387	305,375
Less Oper. Expenses	258,032	265,773	273,746	281,958	290,417
Net Income	24,087	21,989	19,771	17,429	14,958
Less Debt Service	33,836	33,836	33,836	33,836	33,836
Cash Flow	-9,749	-11,847	-14,065	-16,407	-18,878
Debt Coverage Ratio	0.71	0.65	0.58	0.52	0.44

Estimated Annual Percentage Increase in Revenue 2.00% (Must be \leq 2%)
 Estimated Annual Percentage Increase in Expenses 3.00% (Must be \geq 3%)

U. Building-by-Building Information

Must Complete

Qualified basis must be determined on a building-by building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Number of BINS: 10

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

Bldg #	BIN if known	NUMBER OF		Street Address 1	Street Address 2	City	State	Zip	30% Present Value Credit for Acquisition				30% Present Value Credit for Rehab / New Construction				70% Present Value Credit			
		TAX CREDIT UNITS	MARKET RATE UNITS						Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
2.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
3.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
4.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
5.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
6.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,526	10/15/21	9.00%	\$30,107
7.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,527	10/15/21	9.00%	\$30,107
8.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,527	10/15/21	9.00%	\$30,107
9.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,527	10/15/21	9.00%	\$30,107
10.		4		600 Maryland Avenue		Emporia	VA	23847	\$50,704	10/15/21	3.27%	\$1,658				\$0	\$334,527	10/15/21	9.00%	\$30,107
11.																\$0				\$0
12.																\$0				\$0
13.																\$0				\$0
14.																\$0				\$0
15.																\$0				\$0
16.																\$0				\$0
17.																\$0				\$0
18.																\$0				\$0
19.																\$0				\$0
20.																\$0				\$0
21.																\$0				\$0
22.																\$0				\$0
23.																\$0				\$0
24.																\$0				\$0
25.																\$0				\$0
26.																\$0				\$0
27.																\$0				\$0
28.																\$0				\$0
29.																\$0				\$0
30.																\$0				\$0
31.																\$0				\$0
32.																\$0				\$0
33.																\$0				\$0
34.																\$0				\$0
35.																\$0				\$0

40 0

Totals from all buildings

\$507,040

\$16,580

\$0

\$0

\$3,345,264

\$301,074

Credit Amount should equal Gap Calculation Request.

Number of BINS: 10

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.
2. that it will at all times indemnify and hold harmless VHDA and its assigns against all losses, costs, damages, VHDA's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to VHDA's acceptance, consideration, approval, or disapproval of this reservation request and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith.
3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.
4. that this application form, provided by VHDA to applicants for tax credits, including all sections herein relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of VHDA in reviewing reservation requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.
5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal tax law and any other requirements imposed upon it by VHDA prior to allocation, should one be issued.
6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.
7. that, for the purposes of reviewing this application, VHDA is entitled to rely upon representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relative to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.
8. that VHDA may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.
9. that reservations of credits are not transferable without prior written approval by VHDA at its sole discretion.

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within the reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by VHDA's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Item 5f requires a numeric value to be entered.

Please remember that this score is only an estimate. VHDA reserves the right to change application data and/or score sheet responses where appropriate, which may change the final score.

MANDATORY ITEMS:

	Included		<u>Score</u>
a. Signed, completed application with attached tabs in PDF format	Y	Y or N	0
b. Active Excel copy of application	Y	Y or N	0
c. Partnership agreement	Y	Y or N	0
d. SCC Certification	Y	Y or N	0
e. Previous participation form	Y	Y or N	0
f. Site control document	Y	Y or N	0
g. Architect's Certification	Y	Y or N	0
h. Attorney's opinion	Y	Y or N	0
i. Nonprofit questionnaire (if applicable)	Y	Y, N, N/A	0
j. Appraisal	Y	Y or N	0
k. Zoning document	Y	Y or N	0
l. Universal Design Plans	Y	Y or N	0
m. List of LIHTC Developments (Schedule A)	Y	Y or N	0
Total:			<u><u>0.00</u></u>

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification Information Application)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	N	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
e. Location in a revitalization area with resolution	Y	0 or 15	15.00
f. Location in a Opportunity Zone	N	0 or 15	0.00
Total:			<u><u>15.00</u></u>

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	Y	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	0.00%	Up to 40	0.00
d. Tax abatement on increase of property's value	Y	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	N	0 or 10	0.00
f. Census tract with <12% poverty rate	0%	0, 20, 25 or 30	0.00
g. Development listed on the Rural Development Rehab Priority List	N	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	N	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	N	Up to 20	0.00
Total:			<u><u>10.00</u></u>

2019 Low-Income Housing Tax Credit Application For Reservation

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities (See calculations below)			36.74
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	N	0 or 60	0.00
or c. HCV Payment Standard/HUD 504 accessibility for 5 or 10% of units	Y	0 or 30	30.00
or d. HUD 504 accessibility for 5% of units	N	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	Y10	0, 10 or 20	10.00
f. Development will be Green Certified	Y	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	0%	Up to 15	0.00
h. Developments with less than 100 units	Y	up to 20	20.00
i. Historic Structure	N	0 or 5	0.00
Total:			<u>106.74</u>

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$46,500	\$55,900

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	0.00%	Up to 15	0.00
c. Units with rent at or below 30% of AMI and are not subsidized (up to 10% of LI units)	10.00%	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	10.00%	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	10.00%	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	50.00%	Up to 50	50.00
Total:			<u>70.00</u>

5. SPONSOR CHARACTERISTICS:

a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	Y	0 or 50	50.00
or b. Developer experience - 3 developments and at least 500,000 in liquid assets	N	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	N	0 or 10	0.00
d. Developer experience - life threatening hazard	N	0 or -50	0.00
e. Developer experience - noncompliance	N	0 or -15	0.00
f. Developer experience - did not build as represented	0	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	N	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	N	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
j. Management company rated unsatisfactory	N	0 or -25	0.00
Total:			<u>50.00</u>

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 200	65.83
b. Cost per unit		Up to 100	47.92
Total:			<u>113.75</u>

7. BONUS POINTS:

a. Extended compliance	0 Years	40 or 50	0.00
or b. Nonprofit or LHA purchase option	Y	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	N	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
Total:			<u>60.00</u>

425 Point Threshold - all 9% Tax Credits
 325 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 425.49

2019 Low-Income Housing Tax Credit Application For Reservation

Amenities:

	Max Pts	Score
All units have:		
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	25	11.74
c. Sub metered water expense	5	0.00
d. Watersense labeled faucets, toilets and showerheads	3	0.00
e. Infrastructure for high speed internet/broadband	1	1.00
f. Free WiFi Access in community room	4	4.00
g. Each unit provided free individual high speed internet access	6	0.00
h. Each unit provided free individual WiFi	8	0.00
i. Bath Fan - Delayed timer or continuous exhaust	3	3.00
j. Baths equipped with humidistat	3	0.00
k. Cooking Surfaces equipped with fire prevention features	4	4.00
l. Cooking surfaces equipped with fire suppression features	2	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	2	2.00
n. Provides Permanently installed dehumidification system	5	0.00
o. All interior doors within units are solid core	3	0.00
p. USB in kitchen, living room and all bedrooms	1	1.00
q. LED Kitchen Light Fixtures	2	2.00
r. Shelf or Ledge at entrance within interior hallway	2	0.00
s. New Construction: Balcony or patio	4	0.00
		<u>33.74</u>
All elderly units have:		
t. Front-control ranges	1	1.00
u. Independent/suppl. heat source	1	1.00
v. Two eye viewers	1	1.00
		<u>3.00</u>
Total amenities:		<u>36.74</u>

X. Development Summary

Summary Information

2019 Low-Income Housing Tax Credit Application For Reservation

Deal Name:	Marvin Gardens
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Cycle Type: 9% Tax Credits **Requested Credit Amount:** \$272,700
Allocation Type: Acquisition/Rehab **Jurisdiction:** Emporia City
Total Units: 40 **Population Target:** Elderly
Total LI Units: 40
Project Gross Sq Ft: 31,594.16 **Owner Contact:** Jen Surber
Green Certified? TRUE

Total Score
425.49

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$945,000	\$23,625	\$30	\$33,836

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$1,656,800	\$41,420	\$52	49.22%
General Req/Overhead/Profit	\$205,000	\$5,125	\$6	6.09%
Other Contract Costs	\$0	\$0	\$0	0.00%
Owner Costs	\$502,569	\$12,564	\$16	14.93%
Acquisition	\$625,040	\$15,626	\$20	18.57%
Developer Fee	\$377,000	\$9,425	\$12	11.20%
Total Uses	\$3,366,409	\$84,160		

Total Development Costs	
Total Improvements	\$2,364,369
Land Acquisition	\$625,040
Developer Fee	\$377,000
Total Development Costs	\$3,366,409

Income	
Gross Potential Income - LI Units	\$248,856
Gross Potential Income - Mkt Units	\$0
Subtotal	\$248,856
Less Vacancy %	7.00%
	\$17,420
Effective Gross Income	\$231,436

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$51,328	\$1,283
Utilities	\$28,453	\$711
Operating & Maintenance	\$38,873	\$972
Taxes & Insurance	\$61,346	\$1,534
Total Operating Expenses	\$180,000	\$4,500
Replacement Reserves	\$12,000	\$300
Total Expenses	\$192,000	\$4,800

Cash Flow	
EGI	\$231,436
Total Expenses	\$192,000
Net Income	\$39,436
Debt Service	\$33,836
Debt Coverage Ratio (YR1):	1.17

Proposed Cost Limit/Unit: \$84,160
Applicable Cost Limit/Unit: \$199,972
Proposed Cost Limit/Sq Ft: \$87
Applicable Cost Limit/Sq Ft: \$120

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	32
# of 2BR	8
# of 3BR	0
# of 4+ BR	0
Total Units	40

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	4	4
40% AMI	0	0
50% AMI	0	16
60% AMI	32	16
>60% AMI	4	4
Market	0	0

Income Averaging? TRUE

Extended Use Restriction? 30

2019 Low-Income Housing Tax Credit Application For Reservation

\$/SF = **\$109.41** Credits/SF = **9.46147** Const \$/unit = **\$46,545.0000**

TYPE OF PROJECT GENERAL = 11000; ELDERLY = 12000
 LOCATION Inner-NVA=100; Outer-NV=200; NWNC=300; Rich=400; Tid=500; Balance=600
 TYPE OF CONSTRUCTION N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(15,000-35,000)=4

12000
600
3

*REHABS LOCATED IN BELTWAY (\$15,000-\$50,000) See Below

	GENERAL		Elderly				
	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	658.97	966.89
NUMBER OF UNITS	0	0	0	0	0	32	8
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<50,000)	0	0	0	0	0	35,625	48,450
COST PARAMETER	0	0	0	0	0	140,625	191,250
PROJECT COST PER UNIT	0	0	0	0	0	72,097	105,787
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	3,431	4,666
CREDIT PARAMETER	0	0	0	0	0	9,441	12,839
PROJECT CREDIT PER UNIT	0	0	0	0	0	6,235	9,148
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	38.98	8.94
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	54.34	11.50

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **47.92**

TOTAL CREDIT PER UNIT POINTS **65.83**

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	140,625	191,250
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	140,625	191,250

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	9,441	12,839
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	9,441	12,839

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Credit Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Credit Parameter	0	0	0	0	0	0	0	(

Northern Virginia Beltway (Rehab costs \$15,000-\$50,000)

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	130,260	177,154
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	130,260	177,154

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	8,848	12,032
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	8,848	12,032

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

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2019 Low-Income Housing Tax Credit Application For Reservation

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 TYPE OF CONSTRUCTION N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(10,000-35,000)=4

12000
600
3

*REHABS LOCATED IN BELTWAY (\$10,000-\$50,000) See Below

	GENERAL		Elderly				
	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	658.97	966.89
NUMBER OF UNITS	0	0	0	0	0	32	8
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<50,000)	0	0	0	0	0	35,625	48,450
COST PARAMETER	0	0	0	0	0	140,625	191,250
PROJECT COST PER UNIT	0	0	0	0	0	72,097	105,787
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	3,431	4,666
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PROJECT CREDIT PER UNIT	0	0	0	0	0	6,235	9,148
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	38.98	8.94
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	54.34	11.50

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **47.92**

TOTAL CREDIT PER UNIT POINTS **65.83**

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	140,625	191,250
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	140,625	191,250

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	9,441	12,839
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	9,441	12,839

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Credit Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Credit Parameter	0	0	0	0	0	0	0	(

Northern Virginia Beltway (Rehab costs \$10,000-\$50,000)

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	131,556	178,916
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	131,556	178,916

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	8,922	12,133
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	8,922	12,133

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

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Partnership or Operating Agreement

Including chart of ownership structure with percentage of
interests (**MANDATORY**)

COMMONWEALTH OF VIRGINIA : MARVIN GARDENS VA LLC
LIMITED LIABILITY COMPANY
CITY OF EMPORIA : OPERATING AGREEMENT

THIS OPERATING AGREEMENT (the "Agreement") made as of the 14th day of March, 2018, by and among the undersigned members of Marvin Gardens VA LLC, a Virginia limited liability company (the "Company"), such persons being hereinafter referred to individually as a "Member" and collectively as the "Members."

W I T N E S S E T H:

WHEREAS, the parties hereto desire to organize a limited liability company to engage in any lawful business including ownership, rehabilitation and development of an affordable housing apartment complex in the City of Emporia, Virginia to be known as Marvin Gardens ("Project").

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the parties hereto agree as follows:

1. NAME, BUSINESS, AND REGISTERED OFFICE AND AGENT. The Members do hereby form a limited liability company ("LLC") under the name of Marvin Gardens VA LLC in accordance with and pursuant to the Virginia Limited Liability Company Act (the "Act"), to engage in any lawful business including ownership and development of real property. The organizing Members, or their representatives, shall execute and file Articles of Organization on behalf of the Company in the Office of the Secretary of State of Virginia. The Members shall do or cause to be done all such filings, recordings or other acts as may be necessary or appropriate from time to time to comply with the requirements of the Act or otherwise as necessary for the operation of LLCs in the State of Virginia. The Company shall promptly reimburse any cost incurred by the Members in connection with the foregoing. The registered office of the Company shall be:

10 South Jefferson Street, Suite 1400
Roanoke, VA 24011

and the registered agent at such address shall be:

Capitol Corporate Services, Inc.

The principal office of the business may, but need not, be the same as the registered office.

2. TERM. The Company shall begin as of the date of filing the aforementioned Articles, and shall continue perpetually unless sooner terminated as provided in paragraph 15 of this Agreement.

3. CAPITAL; LIABILITY OF MEMBERS.

(a) Initial Capital Contribution. The Members shall make initial capital contributions to the Company in amounts as mutually agreed upon such that their initial capital interests in the Company shall be as follows:

<u>Members</u>	<u>Capital Interest</u>
Flatiron Holdings, LLC	90.00%
Southeast Rural Community Assistance Project, Inc.	10.00%

(b) Subsequent Capital Contributions. For purposes of paragraphs 3 - 6 of this Agreement, and with respect only to allocations and distributions to a Member, capital contribution obligations, and capital account maintenance rules (but not with respect to any other rights including voting rights of a Member), the term "Member" shall include the assignee, if any, of such Member. Each Member is personally liable for his proportionate part (determined with reference to his interest in profits as provided in paragraph 4(a)) of any capital contribution required for continuation of the Company business as determined reasonably and in good faith by the affirmative vote of at least 100% in voting interest (as determined in paragraph 7(c)) of the Members. In the event that any Member refuses or fails to make any such required capital contribution within thirty (30) days after written notice of the Members' approval of the additional contributions, then such Member (the "Defaulting Member") shall be in default of this Agreement and the other Members and the Company shall have any and all remedies available at law or in equity as a result of such default, including without limitation the right (upon the affirmative vote of a majority in voting interest of all Members other than the defaulting Member) to expel such defaulting Member from the Company, in which event the value to be paid for the defaulting Member's interest and the manner of payment shall be determined in accordance with the provisions of paragraph 12 of this Agreement. In addition, but without limiting any such rights or remedies of the other Members or the Company, the other Members may, but shall not be required to, contribute such deficiency to the Company. To the extent that any Member does contribute any deficiency to the Company for the Member failing to do

so, such contribution at the sole election of the contributing Member(s) shall be deemed to be either (i) an additional capital contribution requiring adjustments to the Percentage Interests as set forth in the next paragraph, or (ii) a loan to the defaulting Member repayable on demand which shall bear interest from the date of such contribution at a rate computed to be ONE PERCENT (1%) above the prime rate established by Bank of America, N.A. on the date of such contribution. The defaulting Member shall have no voting rights on matters of Company business, and no further distributions or withdrawals may be made to or by the defaulting Member, until such loan with interest is paid in full. Any distributions, withdrawals, or rights thereto that would otherwise be distributed to or withdrawn by the defaulting Member (including any distribution made on expulsion of such Member as described below) during the term of any such demand loan shall be paid, credited, or accrued to the Member or Members who contributed the deficiency to the Company and shall be applied as a credit against the amount due from the defaulting Member, but such amounts shall be treated for book and tax purposes as if they had been distributed to the defaulting Member and then paid to the Member or Members actually receiving the same in respect of the loan. Failure to repay any such demand loan within thirty (30) days after written demand therefor shall be deemed sufficient grounds for expulsion of such Member from the Company. In such event, the value to be paid for the defaulting Member's interest and the manner of payment shall be determined in accordance with the provisions of paragraph 12 of this Agreement. Except for the payment to liquidate his membership interest in the Company as herein provided, such defaulting Member shall have no further interest or rights in the Company, its business or assets.

If the contributing Member(s) elect to treat the amount contributed on behalf of the defaulting Member as an additional capital contribution by them to the Company as provided in item "(i)" above, the Percentage Interests in net profits and net losses described in paragraph 4(a) shall be redetermined for each Member based on the ratio of his capital account balance as adjusted for the new contribution and an adjustment made pursuant to the methodology of paragraph 3(e), divided by the total capital account balances of all Members as adjusted above. Following such adjustments to capital accounts and Percentage Interests, the default shall be deemed cured.

(c) Credits and Debits to Capital Account. A separate capital account shall be maintained for each Member

(i) to which shall be credited:

(A) The amount of money and fair market value of other property comprising the Member's capital contributions,

(B) Any allocations of Company income, gains, and profits made to the Member for book purposes under paragraph 4, and

(C) The amount of any Company liabilities that are assumed by the Member or that are secured by any Company property distributed to the Member; and

(ii) to which shall be debited:

(A) The amount of cash and the fair market value of any Company property distributed to the Member pursuant to any provision of this Agreement,

(B) Any allocations of Company deductions and losses made to the Member for book purposes under paragraph 4, and

(C) The amount of any liabilities of the Member that are assumed by the Company or that are secured by any property contributed by the Member to the Company.

(d) Treasury Regulations Section 1.704-1(b) Compliance. Paragraph 3(c) and any other provisions of this Agreement relating to the maintenance of capital accounts are intended to comply with Treasury Regulations Section 1.704-1(b), as amended, and shall be interpreted, applied, and modified to the extent necessary to comply with such Regulations. For all purposes of this Agreement, the phrase "for book purposes" shall be construed and applied according to the provisions of Treasury Regulations Section 1.704-1(b).

(e) Adjustment of Values. The gross value of Company property for book purposes, and the capital accounts of the Members, shall be simultaneously adjusted to reflect the gross fair market value (as determined in good faith by the affirmative vote of at least 100% in voting interest of the Members as required by paragraph 7(c)) of such assets as if the Company recognized gain or loss (determined with reference to the Company's bases in its assets for book purposes) in an actual disposition of such assets (i) at such times as is permitted under (and pursuant to the rules of) Treasury Regulations Section 1.704-1(b), as amended, and (ii) upon any other change in a Member's Percentage Interest (defined in paragraph 4(a)). Any such adjustment to the individual capital

accounts of the Members shall be made by allocations of any such deemed gains or losses in accordance with the Members' relative interests in such gains or losses as provided in paragraph 4 in effect immediately before the triggering event described in items "(i)" and "(ii)" of this subparagraph (e). If the Members are unable to agree by the affirmative vote described above regarding the gross fair market value of Company assets, or if any Member otherwise requests the valuation determination to be made by appraisal, such value shall be determined by appraisal as follows. The Members unanimously shall select two qualified appraisers, such two appraisers shall then appoint a third qualified appraiser, and the three appraisers separately shall appraise such gross fair market value. The average of the two appraisals which are closest in amount shall be binding upon the parties hereto, and the other appraisal shall be ignored. The Company shall pay all expenses involved with such appraisers unless a Member requests an appraisal determination of value as provided above, in which case the costs of the appraisal shall be paid by the requesting Member. For purposes hereof, a qualified appraiser shall be any entity or person who regularly engages in the valuation of assets of the kind and nature owned by the Company and who holds themselves out as being in such business and qualified to make such valuation.

(f) Transfer of Interest. In the event any interest in the Company is transferred in accordance with the terms of this Agreement, the transferee shall succeed to the capital account of the transferor to the extent it relates to the transferred interest.

(g) Limitation on Personal Liability. Except as otherwise provided by the Act or this Agreement, no Member of the Company, as identified on the signature page hereof or who subsequent to the date hereof becomes a Member, shall be personally liable for or obligated to contribute money or property to or in respect of the debts, liabilities, contracts, or any other obligations of the Company (unless he was so liable prior to becoming a Member). Except as otherwise provided in this Agreement, no Member shall be liable to restore a deficit balance in his capital account.

(h) No Interest to be Paid. No interest shall be paid on the capital accounts of the Members in the Company.

4. PROFIT AND LOSS.

(a) General. Generally, except as otherwise provided in this paragraph 4, the net profits and the net losses of the Company for book and tax purposes shall be allocated to the Members in the proportions of their "Percentage Interests", as follows:

<u>Members</u>	<u>Percentage Interest</u>
Flatiron Holdings, LLC	90.00%
Southeast Rural Community Assistance Project, Inc.	10.00%

(b) Stop Loss Allocations. Notwithstanding paragraph 4(a), no allocation of loss or deduction shall be made which causes or increases a deficit balance in any Member's capital account as adjusted pursuant to Treasury Regulation Section 1.704-1(b)(2)(ii)(d) (unless such allocation is otherwise permitted by such Section); and any such deduction or loss allocation shall instead be made to the Members who are permitted to receive the same in accordance with the provisions of this Agreement.

(c) Qualified Income Offset. Notwithstanding paragraph 4(a), allocations of income and gain shall be made to the Members at such times and in such manner as required by the qualified income offset provisions of Treasury Regulation Section 1.704-1(b)(2)(ii)(d) in order to eliminate any "adjusted" (within the meaning of such Section) deficit capital account balances which may exist.

(d) Gross Income Allocations. In the event that any Member receives a distribution that causes or increases a deficit (which he is not liable to restore) capital account balance (as maintained and adjusted pursuant to paragraph 3) after taking into account all other provisions concerning allocations of profits and losses of this Agreement, such Member shall be allocated items of gross income or gain for the tax year of such distribution in an amount sufficient to eliminate such deficit.

(e) Allocations in Respect of Nonrecourse Liabilities. To the extent that the Company incurs any nonrecourse liabilities as described in Treasury Regulations Section 1.704-2, the following provisions shall apply notwithstanding paragraph 4(a) hereof:

(i) Nonrecourse Deductions. Partner nonrecourse deductions shall be allocated to the Members based upon the ratios in which they bear the economic risk of loss for the applicable liability, and allocations of other nonrecourse deductions shall be made to the Members in accordance with their Percentage Interests in effect

under Paragraph 4(a); all as determined in compliance with Treasury Regulations Section 1.704-2, as amended or modified from time to time.

(ii) Minimum Gain Chargeback. Allocations of items of income and gain of the Company for any taxable year shall be made, prior to any other allocation for such year under this Agreement or otherwise, to the Members as required by the minimum gain chargeback provisions of Treasury Regulations Section 1.704-2, as amended or modified from time to time.

(f) Curative Allocations. The Members acknowledge that allocations made pursuant to paragraphs 4(b)-(e) above (collectively, the "Regulatory Allocations") are intended to comply with certain requirements of Treasury Regulation Section 1.704-1(b) and may not be consistent with the manner in which the Members intend to share distributions of the Company. Accordingly, in the event any Regulatory Allocations are made to the Members, subsequent curative allocations provided for in this paragraph shall be made in a manner to prevent the Regulatory Allocations from distorting the manner in which Company allocations and distributions are shared pursuant to paragraphs 4(a) and 5, respectively. Such curative allocations of items of Company income, gain, loss, and deduction shall be made to the extent possible in any tax year in amounts sufficient such that the aggregate cumulative Regulatory Allocations and the cumulative curative allocations required by this sentence are made to the Members in proportion to their Percentage Interests described in paragraph 4(a) above in effect during the time period affected by such allocations, as if the Regulatory Allocations had not occurred.

(g) Other Allocations Rules. Although it is intended that paragraph 4(a) be the general rule for allocations of book and tax income or loss, such allocations shall be adjusted or modified in any given instance to the extent necessary to comply with Section 704(b) and (c) of the Internal Revenue Code of 1986, as amended (the "Code") and the Treasury Regulations promulgated thereunder. For purpose of determining the profits, losses, or any other items allocable to any period, profits, losses, and any such other items shall be determined on a daily, monthly, or other basis using any permissible method under Code Section 706 and the Treasury Regulations promulgated thereunder.

5. SALARIES AND DISTRIBUTIONS.

(a) Limitation of Member's Salary. No Member shall receive any salary, commission, or fee for services rendered to the Company unless the payment of such salary, commission, or fee is approved by a unanimous vote of the Members.

(b) Distributions of Cash Flow. Subject to paragraph 5(c), the net cash flow of the Company, as reasonably determined by the Managers, shall be distributed at such times as may be determined by the Managers (but no less frequently than annually) to the Members in accordance with the Percentage Interests which are in effect pursuant to paragraph 4(a) at the time of the distribution.

(c) Distribution upon Liquidation. In the event of termination and liquidation of the Company, then the assets of the Company remaining after settlement of Company obligations shall be distributed to the Members in accordance with their positive capital account balances as adjusted to fair market value pursuant to paragraph 3(e), except as otherwise provided in this Agreement. Any distribution to a Member to liquidate his interest in the Company other than during the liquidation of the Company, and except as otherwise provided in this Agreement, shall be in the amount of his positive capital account balance adjusted as provided above.

(d) Distribution in Kind. If any of the assets of the Company are to be distributed in kind, the fair market value of such assets shall be determined in accordance with paragraph 3(e) as of the time of such distribution. Allocations to the Members' capital accounts (using the methodology described in paragraph 3(e)) shall be made of the amount of gain or loss, if any, which would have been realized by the Company if such assets had been sold by the Company for prices equal to their respective fair market values as so determined. Such assets shall be distributed on the basis of the fair market value thereof and any Member entitled to any interest in such assets shall receive the same by separate distribution of such assets or by distributions of undivided interests therein with all other Members so entitled, as is determined by the unanimous agreement of the Members.

6. EXCESS LOAN AND CAPITAL TRANSACTIONS PROCEEDS. In the event that a loan is obtained on security of Company property in substitution or in addition to any existing loan or in the event of the sale or other disposition of such property in whole or in part, then, upon the consummation of such loan or the sale or other disposition of such property, as the case may be, the proceeds thereof shall be applied in the following order: (a) to the discharge of any existing loan, if necessary; (b) to the payment of the expenses incidental to such loan or the expenses of sale, and any

unpaid expenses of operation or maintenance of such property, as the case may be; and (c) any remaining balance to be distributed to the Members as provided in paragraph 5(b), subject to paragraph 5(c).

7. MEMBERSHIP.

(a) In General. Any Member identified on the signature page of this Agreement or who becomes a new Member upon compliance with paragraph 18 below shall continue as a Member until his membership in the Company ceases. A Member's membership in the Company shall cease upon the events specified in the Act, including, without limitation: the Member's voluntary withdrawal from the Company (if permitted by paragraph 11), the Member's assignment of its entire interest in the Company in accordance with this Agreement, the removal of the Member as provided in this Agreement, an act of Bankruptcy by the Member as defined in paragraph 12, the Member's death or adjudication of incompetency, termination of a trust which is a Member, liquidation of a Member which is a partnership, LLC, or corporation, or distribution of its entire interest in the Company by an estate or trust Member or by a partnership, corporate, or LLC Member. When the Member's membership in the Company ceases, he shall have no rights greater than those of an assignee as provided in the Act.

(b) Rights Accruing to Members. All Members shall have access to such information and records of the Company as provided in the Act, subject to the limitations provided therein.

(c) Action by Members. For purposes of this Agreement, whenever a decision or action by the Members on behalf of the Company is called for and except as otherwise provided in this Agreement, then each Member shall be entitled to one vote (or fraction thereof) for each percentage point of his Percentage Interest as provided in paragraph 4(a) at such time. Except as otherwise provided in this Agreement, a majority vote of the Members shall be required to approve any such action or decision, provided that the following matters shall require the affirmative vote of at least 100% in voting interest of the Members:

(i) The amendment of this Agreement (except as to any matter the approval of which would require a greater affirmative vote, or except as to any of the economic rights of the Members, the amendment of which shall require the unanimous vote of the Members).

(ii) Merger of the Company,

(iii) The encumbrance, sale, transfer, or other disposition of all or substantially all of the assets of the Company,

(iv) The admission of a new Member to the Company, subject to compliance with paragraph 18 below,

(v) The adjustment of capital account balances of the Members described in paragraph 3(e),

(vi) The contribution of additional capital to the Company pursuant to paragraph 3(b),

(vii) The incurrence of indebtedness by the Company other than in the ordinary course of business,

(viii) A fundamental change in the nature of the business of the Company, and

(ix) The dissolution and liquidation of the Company as provided in paragraph 15 below.

(d) Waiver of Right of Partition. Each of the Members irrevocably waives during the term of the Company any right to maintain any action for partition with respect to the Company's property.

8. MANAGEMENT.

(a) Initial Manager. All Members are not necessarily managers by virtue of their status as Members, and a manager need not be a Member of the Company. Notwithstanding anything to the contrary herein, the initial manager of the Company (the "Manager(s)") shall be:

Flatiron Holdings, LLC

Each Manager shall continue as a Manager of the Company with all rights, authority, and responsibilities provided in this Agreement until the time that he ceases to be a Manager as provided in paragraph 8(d) below, whereupon his successor shall be appointed as provided therein.

(b) Authority of Manager. Any decisions made by the Managers shall require the affirmative vote of a majority of the Managers. Subject to the voting rights as provided in this Agreement, the Managers shall have all of the rights and powers which may be possessed by Managers under the Act including, without limitation, the right and power to:

(i) acquire by purchase, lease or otherwise any real or personal property which may be necessary, convenient, or incidental to the accomplishment of the purposes of the Company;

(ii) operate, maintain, finance, improve, construct, own, grant options with respect to, sell, convey, assign, mortgage, and lease any real estate and any personal property necessary, convenient, or incidental to the accomplishment of the purposes of the Company;

(iii) borrow money and issue evidences of indebtedness necessary, convenient, or incidental to the accomplishment of the purposes of the Company, and secure the same by mortgage, pledge, or other lien on any Company property;

(iv) execute any and all agreements, contracts, documents, certifications, and instruments necessary or convenient in connection with the management, maintenance, development and operation of Company property and Company business;

(v) execute, in furtherance of any or all of the purposes of the Company, any deed, lease, mortgage, deed of trust, mortgage note, promissory note, bill of sale, contract, or other instrument purporting to obligate the Company or convey or encumber any or all of the Company property;

(vi) prepay in whole or in part, refinance, recast, increase, modify, or extend any liabilities affecting the Company property and in connection therewith execute any extensions or renewals of encumbrances on any or all of the Company property;

(vii) care for and distribute funds to the Members by way of cash, income, return of capital, or otherwise, all in accordance with the provisions of this Agreement, and perform all matters in furtherance of the objectives of the Company or this Agreement;

(viii) contract on behalf of the Company for the employment and services of employees and independent contractors and delegate to such persons the duty to manage or supervise any of the assets or operations of the Company; and

(ix) engage in any kind of activity and perform and carry out contracts of any kind (including contracts of insurance covering risks to Company property and Managers liability) necessary or incidental to, or in connection with, the accomplishment of the purposes of the Company, as may be lawfully carried on or performed by an LLC under the laws of each state in which the Company is then formed or qualified.

The actions of the Managers hereunder shall be binding upon the Company. Any document, instrument, or agreement shall require the signature of all of the Manager(s) in order to be a valid and binding obligation of the Company. No Manager shall be liable, responsible or accountable in damages or otherwise to any of the Members for any acts performed by the Manager within the scope of his authority except for acts of willful misconduct, fraud, bad faith, gross negligence, or breach of his obligations or representations under this Agreement or any other agreement with or obligation to the Company.

(c) Reimbursement of Expenses. Each of the Members and Managers shall be entitled to reimbursement from the Company for direct expenses attributable to the organization, operation, and management of the Company, provided such expenses are approved as provided in or permitted by this Agreement.

(d) Resignation or Removal of Manager. Any Manager may resign or be removed for cause by the affirmative vote of 100% of the voting interest of the Members as determined in this paragraph 8. The term "for cause" shall mean:

(i) A Manager's failure or refusal to perform those duties which he is required hereunder or by law to perform in furtherance of the business of the Company;

(ii) A Manager's intentional activity which causes material injury to the Company;

(iii) A Manager's committing a fraud against the Company or using or appropriating for personal use or benefit funds or properties of the Company when not authorized to do so;

(iv) A Manager's committing an act of gross negligence regarding the business of the Company; or

(v) In conducting his own affairs or those of the Company, a Manager's jeopardizing the status of the Company for purposes of federal income taxation in accordance with the then existing provisions of the Internal Revenue Code, as amended, and the regulations promulgated thereunder, or the policies of the Internal Revenue Service.

Upon a Manager's resignation, removal, death, adjudication or other determination (as provided below) of incompetence, or upon any other event specified in the Act, the affected Manager shall cease to be a Manager and the Members upon the agreement of a majority in voting interest shall elect a successor Manager to replace the former Manager. A Manager shall be deemed incompetent (for purposes of the preceding sentence) upon the agreement of at least 50% in voting interest of the Members, and the written certification of incompetence by a duly licensed physician selected by at least 50% in voting interest of the Members. If the Members fail to elect a successor Manager leaving the Company without one, then the Company shall liquidate and terminate as provided in paragraph 5(c).

(e) Other Rights of Managers. Each of the Managers and Members may have other business interests and may engage in any other business or trade, profession, or employment whatsoever, on his own account, or in partnership with or as an employee of or as an officer, director, shareholder, manager, member or partner of any person, firm, corporation, LLC, or partnership, and he shall not be required to devote his entire time to the business of the Company. No Manager or Member shall be obligated to devote more time and attention to the conduct of the business of the Company than shall be required for the supervision of the ownership, development, operation, and management of the Company's property and business.

(f) Contracting with Manager. The Company is expressly permitted in the normal course of its business to enter into transactions with a Manager or with any Affiliate (as hereinafter defined) of a Manager, provided that the price and other terms of such transactions are fair to the Company and that the price and other terms of such transaction are not less favorable to the Company than those generally prevailing with respect to comparable transactions. The term "Affiliate" shall mean any member, manager, shareholder or partner in or of a Manager, or any LLC, corporation, partnership or other entity in which a Manager or any member, manager, shareholder or partner of a Manager has an interest, or any person related by blood or marriage to the Manager.

(g) Tax Matters Partner. The person specifically authorized to act as the "Tax Matters Partner" under the Code and in any similar capacity under state or local law is:

Flatiron Holdings, LLC

9. INDEMNIFICATION. The Company shall indemnify every Manager in respect of payments made and personal liabilities reasonably incurred by the Manager in the authorized conduct of the Company's business or for the preservation of its business or property. Except as provided below or as otherwise provided in the Act, no Manager shall be personally liable for monetary damages for breach of any duty to the Company, and the Company shall indemnify any Manager or Member against judgements, settlements, penalties, fines, or expenses incurred in a proceeding to which such Manager or Member is a party because he is or was a Manager or Member of the Company, as provided in the Act. Notwithstanding the foregoing, the personal liability of a Manager shall not be limited and the Company shall not indemnify him with respect to (i) acts or omissions that the Manager knew at the time of such acts or omissions were clearly in conflict with the interests of the Company, (ii) any transaction from which the Manager derived an improper personal benefit, (iii) acts or omissions occurring prior to the date of this Agreement, all as provided in the Act, or (iv) matters expressed in the last sentence of paragraph 8(b) for which the Manager would be liable.

10. ASSIGNMENT.

(a) General Prohibition on Assignment. Except as otherwise provided in this Agreement, each Member is prohibited from selling, assigning, transferring, setting over, mortgaging, creating a security interest in, or hypothecating his interest in the Company or the Company assets in any manner whatsoever, including without limitation transfers incident to separation, divorce, or equitable distribution, nor may the interest of any of the Members in the Company or the Company assets be transferred by operation of law or by any assignment by operation of law, unless otherwise agreed in writing by all Members. Any assignment in violation of this paragraph 10 shall be null and void.

(b) Right of First Refusal. The foregoing notwithstanding, if a Member ("Selling Member") desires to sell his interest in the Company, the Selling Member shall in writing express such an intention and make an offer ("the Offer") to the other Members to purchase the Selling Member's interest at a Purchase Price equal to the book value of the Selling Member's capital account plus the Selling Member's share of one hundred fifty percent (150%) of the average of the

prior two (2) calendar years earnings as determined by the certified public accountant regularly employed by the Company for the most recent reporting period preceding the purchase and upon the payment terms contained in paragraph 12(b) herein. The other Members shall have sixty (60) days from receipt of the Offer within which to accept the Offer. Any of the other Members collectively desiring to purchase all, but not less than all, of the membership interest being offered, shall do so in the proportions that their Percentage Interests bear one to the other; provided that if any such Member does not want to purchase the full portion of the interest to which he is entitled, such portion may be purchased by the other purchasers in the manner provided above. Alternatively, if all of the other Members agree, the Company may exercise this first right of refusal and purchase and liquidate the Selling Member's interest upon the terms and conditions of this paragraph. If the other Members or the Company do not accept the Offer to purchase the entire membership interest being offered within sixty (60) days of its receipt, then the Selling Member may transfer his interest pursuant to a bona fide purchaser provided that such transfer occurs within ninety (90) days after the receipt of the Offer by the other Members. Such transfer shall only entitle the transferee to the transferor's interests in the Company's profits and losses, distributions, and capital as an assignee in accordance with the Act, and the transferee shall receive the same only as provided in this Agreement. Such transfer shall not entitle the transferee to become a Member in the Company and the transferee can only become a Member pursuant to the provisions of paragraph 18 hereof. In the event that the Selling Member shall not make such transfer within the aforesaid time period then the preceding provisions of this paragraph shall again be complied with and a new offer shall be made before any transfer may thereafter be made. Any transferee or assignee of an interest pursuant to this Agreement (who has not become a Member) shall have all the obligations imposed upon a Member as set forth in this Agreement with respect to the transferred interest.

(c) Special Assignment Rights. Notwithstanding the foregoing, each Member may from time to time transfer a portion or portions of his interest in the Company as a gift directly to or in trust for the benefit of his spouse, children, and issue provided the Grantor-Member remains as a Member and retains some interest in the Company. In the event of any such family transfer, all of such transferred membership interest shall be attributed to the Grantor-Member for purposes of obligations hereunder including contribution among the Members, and the transferee is entitled to become a Member of the Company only as provided in paragraph 18.

11. WITHDRAWAL. Without the unanimous written consent of the Members, except as provided below a Member may not voluntarily withdraw from the Company and thereby require the Company to dissolve and liquidate or to purchase or redeem such Member's interest.

12. EXPULSION.

(a) Default of a Member. Should any Member (a "defaulting Member") violate any of the provisions of this Agreement including (but not limited to) the failure to make any capital contribution required under paragraph 3 (which violation remains uncured thirty (30) days after written notice thereof to the defaulting Member, or in the case of a requirement to contribute money to the Company, within five (5) days after written request therefor has been given); or withdraw or attempt to withdraw from the Company in breach of this Agreement; or transfer or attempt to transfer his interest in breach of this Agreement; or become Bankrupt as defined in paragraph 12(c); (any of such events constituting a "default") then, a majority in voting interest of the remaining Members shall have the right within the six (6) month period after the event constituting the default (irrespective of any cure or attempt to cure subsequent to the default) to elect that the defaulting Member's interest in the Company be purchased and redeemed by the Company, the election to be exercised by written notice to the defaulting Member. If such written notice is given, the defaulting Member shall be deemed to withdraw from the Company on the date fixed in such notice (the "Effective Date"), which must be on the last day of a month not later than sixty (60) days after such notice is given. On such withdrawal, the defaulting Member shall be entitled to be paid by the Company an amount for his membership interest calculated and payable as provided below. Any loss due to such default shall be charged against the capital account of the defaulting Member before he is entitled to receive the above payment. A defaulting Member shall not be entitled to any voting rights as to any matter of Company business while any such default shall remain uncured. For all purposes of this paragraph 12, any such event of default by (i) an assignee of a membership interest hereunder (if such assignee has not in fact become a Member), or (ii) a shareholder, partner, or member of a Member which is a corporation, partnership, or LLC, shall be deemed a default by such assignee or Member and shall subject such assignee's or such Member's interest to the purchase options of this paragraph.

(b) Price to Be Paid. The price to be paid for a defaulting Member's interest shall be equal to eighty percent (80%) of the capital account balance of the defaulting Member as of the

Effective Date, which valuation is intended to reflect liquidated damages as a compensatory measure in favor of the nondefaulting Members as a result of the default. Unless otherwise agreed to by the parties, the purchase price shall be paid on a level payment amortization basis, with principal and interest being due and payable in three (3) equal annual installments beginning one (1) year after the Effective Date, with interest on the unpaid balance accruing from the Effective Date at a fixed rate equal to the Prime Rate as established by Bank of America, N.A. existing on the Effective Date but in no event less than the applicable federal rate established pursuant to the Code for such month. The Company shall execute a promissory note in the amount of the purchase price in accordance with the terms hereof which shall be secured as provided in paragraph 14. The closing of the purchase shall occur within thirty (30) days after the Effective Date.

(c) Special Provisions. For purposes of this Agreement, the term "Bankruptcy" shall mean and a Member shall be deemed "Bankrupt" upon (i) the entry of a decree or order for relief of such Member or adjudication of such Member's insolvency by a court of competent jurisdiction in any involuntary case involving such Member under any bankruptcy, insolvency or other similar law now or hereafter in effect; (ii) the Member's seeking, consenting to, or acquiescing in, the appointment of a receiver, liquidator, assignee, custodian, trustee, sequestrator or other similar agent for such Member or for any substantial part of such Member's assets or property; (iii) the ordering of the winding up or liquidation of such Member's affairs or of any substantial part of such Member's assets or property; (iv) the Member's filing of a petition or answer seeking for such Member any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law, or regulation; (v) the commencement by such Member of a voluntary case under any bankruptcy, insolvency or other similar law now or hereafter in effect; (vi) the Member's filing an answer or other pleading admitting or failing to contest the material allegations of a petition filed against the Member in any proceeding described in the prior items of this paragraph; (vii) the making by such Member of any general assignment for the benefit of creditors; (viii) the continuation of any proceeding against the Member seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law, or regulation, for 120 days after the commencement thereof; or (ix) the appointment of a trustee, receiver, or liquidator for the person or all or any substantial part of the person's properties without the Member's agreement or acquiescence, which appointment is not vacated or stayed for 120 days

or, if the appointment is stayed, for 120 days after the expiration of the stay during which period the appointment is not vacated

13. DEATH. Upon the death of any Member or assignee, the surviving Members shall have the right to purchase all of the decedent's interest in the Company exercisable upon written notice to the decedent's personal representative (the "P.R.") within six (6) months after the date of death. The P.R. shall continue as a Member (if decedent was a Member) until the decedent's estate transfers its interest in the Company as provided below. Such right to purchase shall be exercised by all surviving Members desiring to participate in the purchase in the proportions that their Percentage Interests bear one to the other; provided that if any such Member does not want to purchase the full portion of the interest to which he is entitled, such portion may be purchased by the other purchasers in the manner provided above. Such rights to purchase shall apply only to and be effective only for all of the decedent's interest in the Company. The purchase price shall be equal to the decedent's capital account balance plus the decedent's share of one hundred fifty percent (150%) of the average of the prior two (2) calendar years earnings as determined by the certified public accountant regularly employed by the Company for the most recent reporting period preceding the event which triggers the purchase.

Payment of the purchase price shall be made in the same manner as that provided in paragraph 12 above, except that the Effective Date of withdrawal of the decedent shall be the date of such written notice to the P.R., the closing of such purchase shall occur within thirty (30) days after the Effective Date, and any deferred payment shall be secured as provided in paragraph 14. Alternatively, if all remaining Members agree the Company may exercise this option to purchase and liquidate the decedent's interest upon the terms and conditions of this paragraph. If the Company and the Company business are continued as provided in paragraph 15 then, subject to the foregoing options, the decedent's heir, legatee or beneficiary, as the case may be, shall succeed to the decedent's interest in the Company in the same manner and in all respects as the decedent and become a Member if decedent was a Member, upon execution of a written undertaking to become a party to this Agreement.

14. SECURITY FOR PAYMENT. Except as otherwise provided in this Agreement, if any part of the purchase price payable to a Member hereunder is paid by the purchaser's delivery of a promissory note payable to the selling Member, then the purchaser shall secure such deferred

payment as follows. If the purchaser is another Member, then the purchasing Member shall grant to the selling Member a security interest in the membership interest being purchased. The security interest shall be perfected by the purchaser's (i) executing financing statements in form suitable to the selling Member and filing the same in the Secretary of State's office in Virginia and in the Register of Deeds' office in the county of residence of the purchasing Member and in such other places as shall be necessary to perfect the security interest of the selling Member, and (ii) undertaking any other actions as shall be necessary to perfect the security interest of the selling Member. If the purchaser is the Company, the Company shall deliver with its promissory note to the selling Member a deed of trust on the Company's real property (subject to any existing deed of trust or other encumbrance on the same) in form suitable to the selling Member, which deed of trust shall be recorded as required by law to perfect the selling Member's security in the same. If the Company has no real property, the Company shall grant to the selling Member a security interest in its personal property (subject to any existing perfected security interest thereon), which shall be perfected by the Company's executing and filing financing statements as provided above. So long as any part of the purchase price is unpaid, the selling Member shall have all of the rights, elections and remedies available to a secured party under the Uniform Commercial Code as in effect in the State of Virginia.

15. DISSOLUTION AND WINDING UP. The Company shall be dissolved and its affairs wound up upon the time specified in paragraph 2 for termination or upon the vote of the Members as provided in paragraph 7(c). Unless otherwise required by law or this paragraph, no event, including a Member's cessation of membership in the Company, shall dissolve the Company. Notwithstanding the foregoing, if any such dissolution of the Company occurs pursuant to requirement of law or otherwise, the Company shall continue and not be liquidated and terminated if (i) there is at least one remaining Member and (ii) the remaining Members elect to continue the Company pursuant to the affirmative vote of a majority of the voting interests of the remaining Members, such election to be made within ninety (90) days after the event of dissolution. If the Company is dissolved and is not continued as provided above, the Managers shall wind up the affairs of the Company and liquidate and terminate the Company in accordance with the provisions of the Act and paragraph 5(c).

16. BANKING. All funds of the Company shall be deposited in its name in such checking account or accounts as shall be designated unanimously by the Managers. All withdrawals therefrom are to be made upon checks signed by a signatory designated to the bank by the Managers.

17. BOOKS. The Company shall maintain such books and records as the Managers unanimously shall deem adequate. All books, records and accounts of the Company shall be open to all Members during normal business hours. For the purpose of Company accounting and for income tax reporting, the books shall be maintained on a cash or accrual basis as the Managers unanimously shall determine. The Company's fiscal year shall be the calendar year. At the close of each fiscal year, the Company's books shall be closed and the Managers may cause the books to be audited, reviewed, or compiled by an independent certified public accountant. Statements showing the results of operation shall be prepared and supplied to all Members.

18. ADMISSION OF MEMBERS. Except as otherwise provided in this Agreement, new Members shall be admitted into the Company only upon the vote of the Members as provided in paragraph 7(c), and such new Member's 1) making any capital contribution to the Company required by the Managers, and 2) signing an agreement to observe and be bound by all terms and provisions of this Agreement.

19. NOTICES. All notices shall be given in person, or by registered or certified mail or by overnight mail carrier addressed to the Members at their most recent addresses as maintained in the books and records of the Company. Any Member may change such address by written notice sent by registered or certified mail to the Company.

20. APPLICABLE LAW. This Agreement, the relations, rights, and duties of the Members among themselves, and all matters pertaining to the Company and its property shall be governed by the statutes and laws of the Commonwealth of Virginia applicable to limited liability companies.

21. INUREMENT. The covenants and agreements contained herein shall inure to the benefit of and be binding upon all of the parties hereto and their respective executors, personal representatives, successors in interest, heirs or legatees, and assigns.

[signatures on following page]

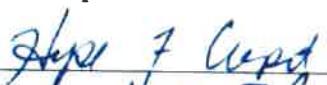
IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement as of the day and year first above written.

Flatiron Holdings, LLC,
a North Carolina limited liability company, Managing Member

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company, Managing Member

By: 
Hollis M. Fitch, Managing Member

Southeast Rural Community Assistance Project, Inc., a Virginia
nonstock corporation

By: 
Name: Hope F. Cupit
Title: CEO

ASSIGNMENT OF LLC MEMBERSHIP INTEREST IN
MARVIN GARDENS VA LLC

FLATIRON HOLDINGS, LLC, a North Carolina limited liability company ("Seller"), owner of Ninety percent (90%) of the membership interests ("Interest") of MARVIN GARDENS VA LLC, a Virginia limited liability company (the "Company") does hereby pro rata convey, assign, and transfer 44.1% of its right, title, and interest in and to the Interest to SURBER DEVELOPMENT AND CONSULTING LLC ("Buyer") effective as of January 1, 2019 such that Seller now owns 45.9% of the membership interests of the Company and Buyer owns 44.1% of the membership interests of the Company.

Seller warrants to Buyer that Seller has the full and complete right, power, and authority to convey the full and complete title to the Interest and that the same is without lien or encumbrance, and Seller shall warrant and defend Buyer's title to the Interest against the lawful claims of any and all parties claiming by, through, or under Seller.

IN WITNESS WHEREOF, Seller has executed this Assignment under seal as of the 1st day of January, 2019.

Flatiron Holdings, LLC,
a North Carolina limited liability company

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company, Managing Member

By: 

Hollis M. Fitch, Managing Member

COMMONWEALTH OF VIRGINIA
CITY OF EMPORIA

:
:

FIRST AMENDMENT
TO
OPERATING AGREEMENT

This First Amendment to Operating Agreement (the "Amendment") made effective as of the 1st day of January, 2019, by and among the undersigned members (collectively referred to as the "Members") of MARVIN GARDENS VA LLC, a Virginia limited liability company (the "Company").

W I T N E S S E T H:

WHEREAS, Flatiron Holdings, LLC, a North Carolina limited liability company ("Flatiron") and Southeast Rural Community Assistance Project, Inc., a Virginia non stock corporation ("SERCAP") entered that Marvin Gardens VA LLC Limited Liability Company Operating Agreement for the Company dated March 14th 2018 (the "Agreement"); and

WHEREAS, simultaneously herewith, as evidenced by that Assignment of Membership Interests dated January 1, 2019, Flatiron transferred and assigned 44.1% of its membership interests in the Company to Surber Development and Consulting LLC, a Virginia limited liability company ("Surber"); and

WHEREAS, Flatiron, SERCAP and Surber (collectively, the "Members") wish to amend the Agreement to set forth their membership interests in the Company and the rights and obligations of Surber in the Company.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows.

1. Exhibit A attached hereto sets forth the ownership, percentage, capital and financial interests of the Members and amends the pertinent sections of the Agreement that sets forth said interests.

2. Rights and Obligation of Surber. Surber is entitled to all rights and powers of the Members as set forth in the Agreement not prohibited by the Act.

3. Managers. Flatiron shall remain as a Manager of the Company. Surber shall also be a Manager of the Company.

4. All terms and provisions of the Agreement, except as may be inconsistent with any provision hereof, are hereby incorporated by reference and shall remain fully in effect as if completely set forth herein. In the event of a conflict between the Agreement and this Amendment this Amendment shall control. No dissolution (which leads to termination) of the Company shall be effected by this Amendment and the Company shall continue its business uninterrupted in accordance with this Amendment.

[signatures on following page]

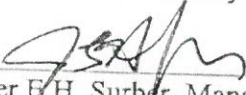
IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Operating Agreement as of the day and year first above written.

Flatiron Holdings, LLC,
a North Carolina limited liability company

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company, Managing Member

By: 
Hollis M. Fitch, Managing Member

Surber Development and Consulting LLC,
a Virginia limited liability company

By: 
Jennifer E.H. Surber, Managing Member

Southeast Rural Community Assistance Project, Inc., a Virginia
nonstock corporation

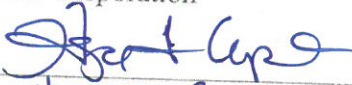
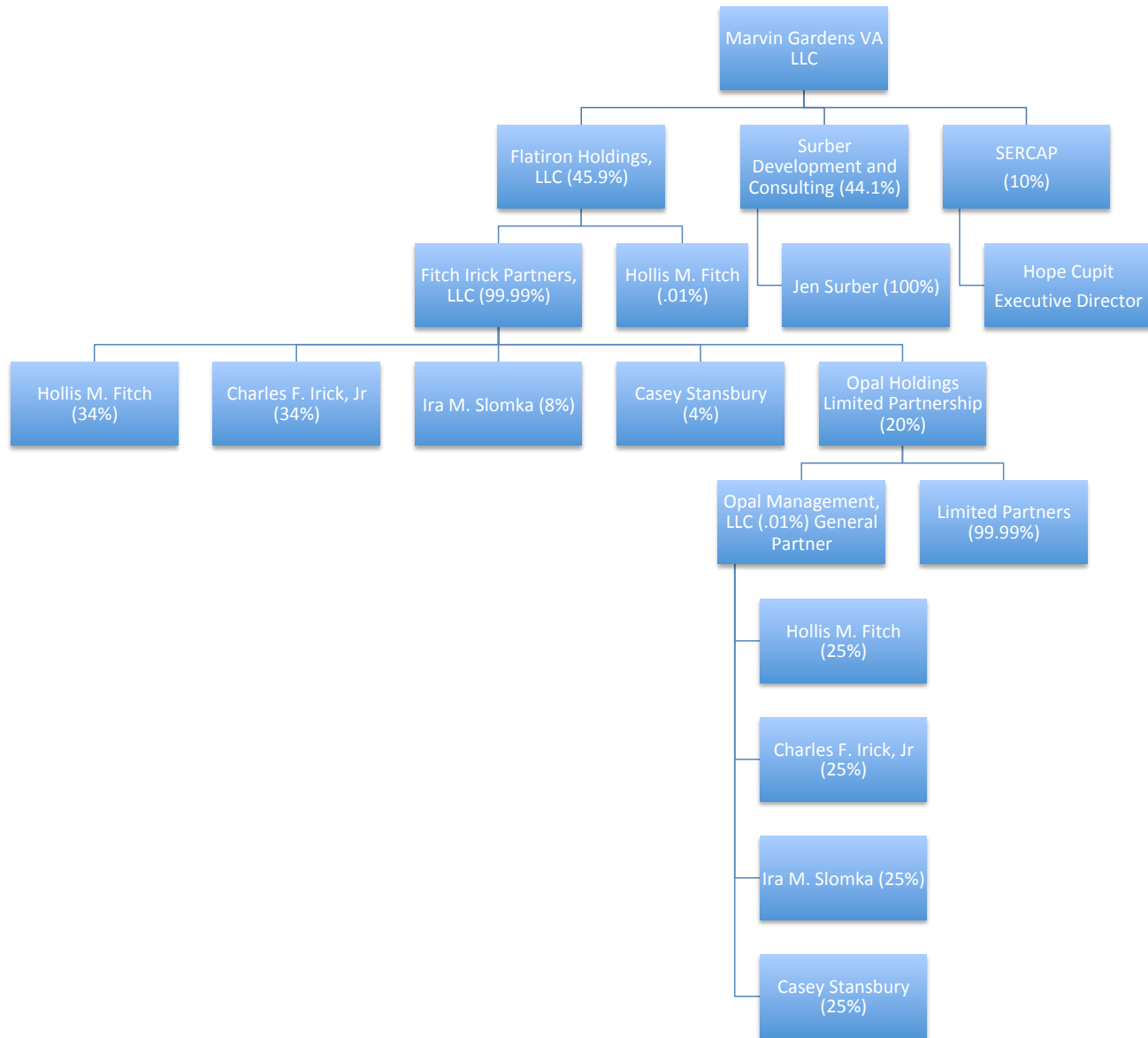
By: 
Name: Hope F. Cupa
Title: CEO

EXHIBIT A

<u>Member's Name</u>	<u>Capital Interest</u>	<u>Percentage Interest</u>
Flatiron Holdings, LLC	45.9%	45.9%
Surber Development and Consulting LLC	44.1%	44.1%
Southeast Rural Community Assistance Project, Inc.	10.00%	10.00%



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "*Agreement*") is made and entered into as of the 14th day of March, 2019, between **MARVIN GARDENS VA LLC**, a Virginia limited liability company ("**Company**"), **SURBER DEVELOPMENT AND CONSULTING LLC**, a Virginia limited liability company ("**Surber**") and **FLATIRON PARTNERS, LLC**, a North Carolina limited liability company ("**Flatiron**") (Surber and Flatiron are collectively, the "**Developer**").

RECITALS:

WHEREAS, the Company was formed to develop, construct, rehabilitate, own, maintain and operate a residential rental property intended for rental to low and moderate income tenants (the "**Project**") and to qualify for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**"), known as Marvin Gardens Apartments located in Emporia, Virginia; and

WHEREAS, the Company desires to appoint the Developer to provide certain services for the Company with respect to overseeing the development of the Project until all development work is completed.

NOW, THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. **Appointment.** The Company hereby appoints the Developer to render services to the Company, and confirms and ratifies the appointment of the Developer with respect to services rendered for the Company to date, in supervising and overseeing the development of the Project as herein contemplated.
2. **Authority.** The Developer shall have the authority and the obligation to perform the services described in Paragraphs 3, 4, 5 and 6 below. Developer's services shall be performed in the name of and on behalf of the Company.
3. **Determination of Project Size, Structure and Composition.** The Developer shall perform all of the following services:
 - (a) Conduct a preliminary market study.
 - (b) Negotiate with, select, and hire a housing marketing analyst to conduct an independent market study for the proposed development, if required by the Company.
 - (c) Determine the number of units in the Project and their size.
 - (d) Determine the appropriate unit mix and amenities.
 - (e) Identify potential sources of construction financing.
 - (f) Analyze competitiveness of Project against others in the market area.
 - (g) Make preliminary estimates of Project costs and determine Project feasibility.

4. **Pre-Construction.** The Developer shall perform all of the following services:

- (a) Prepare or obtain an environmental impact assessment of the proposed development.
- (b) Choose the products and materials necessary to equip the Project in a manner consistent with its intended use.
- (c) If appropriate, prepare pre-qualification criteria for bidders interested in the Project, establish bidding schedules and conduct pre-bid conferences to familiarize bidders with the bidding documents and management techniques with any special systems, materials or methods.
- (d) Assist the Company in dealing with local organizations, adjoining landowners and other parties interested in the development of the Project.
- (e) Secure all necessary land use approvals.
- (f) Select the architect ("*Architect*") and other professional advisors.
- (g) Negotiate and cause to be executed in the name of the Company, agreements for architectural, engineering, testing or consulting services for the Project.
- (h) Negotiate and determine the terms of construction financing.
- (i) Prepare a preliminary critical path schedule.

5. **Plans and Specifications.** The Developer shall perform the following services:

- (a) Coordinate the preparation of the plans and specifications (the "*Plans and Specs*") and recommend alternative solutions whenever design details affect construction feasibility or schedules.
- (b) Ensure that the Plans and Specs are in compliance with all applicable codes, laws, ordinances, rules and regulations.
- (c) In collaboration with the Architect, establish and implement procedures for expediting the processing and approval of shop drawings and samples.

6. **Construction Services.** The Developer shall perform the following services:

- (a) Establish and implement appropriate administrative and financial controls for the construction of the Project, including, but not limited to:
 - (i) Coordination and administration of the Architect or engineer, the general contractor and other contractors, professionals and consultants employed in connection with the construction or rehabilitation of the Project;
 - (ii) Administration of any construction contracts on behalf of the Company;

(iii) Participation in conferences and the rendering of such advice and assistance as will aid in developing economical, efficient and desirable design and construction procedures;

(iv) The rendering of advice and recommendations as to the selection procedures for and selection of subcontractors and suppliers;

(v) The submission of any suggestions or requests for changes which could in any reasonable manner improve the design, efficiency or cost of the Project;

(vi) Applying for and maintaining in full force and effect any and all governmental permits and approvals required for the lawful construction of the Project;

(vii) Compliance with all terms and conditions applicable to Company or the Project contained in any governmental permit or approval required or obtained for the lawful construction of the Project, or in any insurance policy affecting or covering the Project, or in any surety bond obtained in connection with the Project;

(viii) Furnishing such consultation and advice relating to the Project as may be reasonably required;

(ix) Keeping the Company fully informed on a regular basis of the progress of the design and construction of the Project, including the preparation of such reports as are provided for herein or as may reasonably be requested; and

(x) Giving or making Company's instructions, requirements, approvals and payments provided for in the agreements with the Architect, general contractor, and other contractors, professionals and consultants retained for the Project.

(b) Cause construction of the Project to be performed in a diligent and efficient manner including:

(i) Obtain required building permits;

(ii) Ensuring all construction is consistent with the Plans and Specs, including any required off-site work;

(iii) General administration and supervision of construction of the Project, including but not limited to activities of subcontractors and their employees and agents, and others employed by the Project in a manner which complies in all respects with the Plans and Specs;

(iv) Compliance with any and all zoning regulations, county ordinances, including health, fire and safety regulations, and any other requirements of federal, state and local laws, rules, regulations and ordinances applicable to construction of the Project; and

(v) Insuring that the Project is constructed free and clear of all mechanics' and materialmen's liens.

- (c) Receive bids, prepare bid analysis and make recommendations to the Company for award of contracts or rejection of bids.
- (d) Investigate and recommend a schedule for purchase by the Company of all materials and equipment requiring long lead time procurement.
- (e) Coordinate schedule with Architect and expedite and coordinate delivery of purchases.
- (f) Develop and implement a procedure for the review and processing of applications by subcontractors for progress and final payments and monitor disbursement and payment of amounts owed Architects and the subcontractors.
- (g) Record the progress of the Project and submitting written progress reports to the Company and Architect, including the percentage of completion and the number and amounts of change orders.
- (h) Keep, or cause to be kept, accounts and cost records as to the construction of the Project; assemble and retain all contracts, agreements and other records and data as may be necessary to carry out Developer's functions hereunder.
- (i) Make available to the Company, during normal business hours and upon the Company's written request, copies of all material contracts and subcontracts.
- (j) Provide, and periodically update, Project construction time schedule which coordinates and integrates Architect's services with construction schedules.
- (k) Coordinate the work of Architect to complete the Project in accordance with the objectives as to cost, time and quality, and provide sufficient personnel at the Project with authority to achieve such objectives.
- (l) Provide a detailed schedule of realistic activity sequences and durations, allocation of labor and materials and processing of shop drawings and samples.
- (m) Provide regular monitoring of the schedule as construction progresses, identify potential variances between scheduled and probable completion dates, review the schedule for work not started or incomplete, recommend to the Company adjustments in the schedule to meet the probable completion date, provide summary reports of such monitoring, and document all changes in the schedule.
- (n) Recommend courses of action to the Company when requirements of subcontracts are not being fulfilled.
- (o) Revise and refine the approved estimate of construction cost, incorporate changes as they occur, and develop cash flow reports and forecasts as needed.
- (p) Provide regular monitoring of the approved estimate of construction costs, show actual costs for activities in process and estimates for uncompleted tasks, identify variances between actual and budgeted or estimated costs and advise the Company whenever projected costs exceed budgets or estimates.

(q) Develop and implement a system for review and processing of change orders as to construction of the Project.

(r) Deliver to the Company a dimensioned as-built survey of the real property (locating only buildings) and as-built drawings of the Project construction.

(s) Obtain an Architect's certificate that the work on the Project is substantially complete, and inspect the Architect's work.

(t) Obtain certificates of occupancy for all of the Residential Units of the Project.

(u) Take all other actions necessary to provide the Company with a facility ready for lease to tenants.

(v) Maintain, or cause to be maintained, at its expense, all office and accounting facilities and equipment necessary to adequately perform the foregoing functions.

7. **Excluded Services.** The Developer shall not be required to perform any of the following services pursuant to this Agreement and, if any such services are performed with the consent of the Company, shall be separately compensated therefore as the parties may mutually agree:

(a) Locate, evaluate the suitability of, negotiate the purchase or lease of, or arrange the financing for the land on which the Project is to be located.

(b) Arrange, or negotiate the terms and conditions of, the permanent financing.

(c) Arrange, or negotiate the terms and conditions of, the capital contributions of an investor member in the Company.

(d) Perform or assist in the marketing or leasing of units in the Project.

Notwithstanding the foregoing, the Developer shall be obligated to provide information to the Company (in the form requested by the Company) regarding budgets, cost estimates, the status of the construction and the accomplishment of its duties hereunder, and any other information to the extent necessary or helpful to assist the Company or a person retained by it in performing such excluded services.

8. **Development Fee.** For services provided and to be performed under this Agreement the Company agrees to pay the developer a fee (the "**Development Fee**") in the aggregate amount of \$ 377,000, as provided in this Paragraph 8. The total Development Fee shall be divided between the developers as follows: Surber shall receive 50% and Flatiron shall receive 50%.

(a) Ten percent (10%) of the Development Fee shall be earned as the services described in Paragraph 3 are performed. In the event that at the end of any billing or fiscal period, a significant portion (but not all) of such services have been performed, a proportionate amount of such portion of the Development Fee shall be deemed earned.

(b) Ten percent (10%) of the Development Fee shall be earned as the services described in Paragraph 4 are performed. In the event that at the end of any billing or fiscal period, a significant portion (but not all) of such services have been performed, a proportionate amount of such portion of the Development Fee shall be deemed earned.

(c) Five percent (5%) of the Development Fee shall be earned as the services described in Paragraph 5 are performed. In the event that at the end of any billing or fiscal period, a significant portion (but not all) of such services have been performed, a proportionate amount of such portion of the Development Fee shall be deemed earned.

(d) Seventy-five percent (75%) of the Development Fee shall be earned as the services described in Paragraph 6 are performed. The Development Fee shall be payable at a mutually agreeable time; provided that (i) any portion of the Development Fee not treated as a Deferred Development Fee shall be payable on or before the date of the final capital contribution of the investor member in the Company; and (ii) any Deferred Development Fee shall be payable when and as funds are available to the Company to pay such fee, but in all events immediately after the close of the credit period (the "*Credit Period*" as that term is defined in Section 42(f)(1) of the Code) with respect to the Project. The Developer agrees that it shall recognize the entire fee is taxable income not later than the year following the end of the Credit Period. A Deferred Development Fee shall mean any portion of the Development Fee so treated as provided in the Operating Agreement. Any Deferred Development Fee shall be evidenced by a note in the form attached hereto as Exhibit A.

9. **Reimbursement of Company Expenses.** In addition to the Development Fee payable herein, the Developer shall receive reimbursement from the Company for any costs, fees or expenses paid to third parties and incurred in connection with the construction and development of the Project, including, without limitation of the generality of the foregoing, payments to any third party constructor for construction, engineering, appraisal market study, surveying or similar services and payments of any cash escrows or letters of credit, attorneys fees, accountants fees, or other consulting fees incurred in connection with the Project.

10. **Allocation of Fee.** At the request of the Company, the Developer will prepare a schedule allocating its Development Fee among the services performed by it (including, for example, an allocation between items that are or are not includable in eligible basis determined for purposes of Section 42 of the Code). The Developer will retain and provide to the Company books and records substantiating its allocation of the Development Fee.

11. **Fee Unconditional.** It is expressly understood and agreed by the parties hereto that the Development Fee and the reimbursement of costs incurred by the Developer in connection with the development of the Project shall be payable without regard to the income or profits of the Company.

12. **Withholding of Fee Payments.** In the event that (i) the Developer shall not have substantially complied with any material provisions under this Agreement, or (ii) any construction financing commitment, or any agreement entered into by the Company for construction financing related to the Project shall have terminated prior to its respective termination date(s), or (iii) foreclosure proceedings shall have been commenced against the Project by a construction lender, then the Developer shall be in default of this Agreement, and the Company shall withhold payment of any installment of the fee not yet earned by the Developer. All amounts so withheld by the Company shall be promptly released to the Developer only after cures of the default justifying the withholding, as demonstrated by evidence reasonably acceptable to the Company.

13. **Right of Offset.** The Company shall have the right to offset amounts owed hereunder to the Developer against any obligation of the Developer to the Company or its members, whether such obligation is incurred in its capacity as Developer, member manager, guarantor or otherwise.

14. **Assignment of Fees.** Without the consent of the Company, the Developer shall not assign, pledge or otherwise encumber, for security or otherwise, the Development Fee, or any portion(s) thereof or any right(s) of the Developer thereto. Any such assignment, pledge or encumbrance shall be null and void.

15. **Successors and Assigns, Termination.** This Agreement shall be binding on the parties hereto and their heirs, successors, and assigns. However, this Agreement may not be assigned by any party hereto without the consent of all of the members of the Company, nor may it be terminated without the consent of all of the members of the Company (except in the case of a material breach hereunder by the Developer); such consent shall not be unreasonably withheld.

16. **Defined Terms.** Capitalized terms used in this Agreement and not specifically defined herein shall have the same meanings assigned to them in the operating agreement of the Company, as such agreement may be amended from time to time.

17. **Severability.** If any one or more of the provisions of this Agreement shall for any reason be held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain unimpaired and shall continue in full force and effect.

18. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

19. **No Continuing Waiver.** The waiver by any party or any breach of this Agreement shall not operate or be construed to be a waiver at any subsequent breach.

20. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter as of the date hereof and supersedes all prior understandings, representations, proposals, discussions and negotiations whatsoever, whether oral or written, between the parties hereto.


21. **Applicable Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Virginia.

[signature page follows]

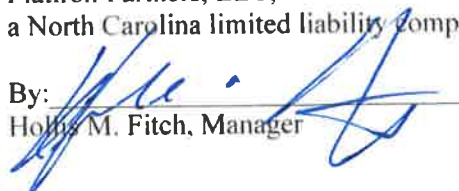
IN WITNESS WHEREOF, the parties have caused this Development Agreement to be duly executed as of the date first written above.

DEVELOPER:

Surber Development and Consulting LLC,
a Virginia limited liability company

By: 
Jennifer E.H. Surber, Managing Member

Flatiron Partners, LLC,
a North Carolina limited liability company

By: 
Hollis M. Fitch, Manager

COMPANY:

Marvin Gardens VA LLC,
a Virginia limited liability company

By: Surber Development and Consulting LLC,
a Virginia limited liability company

By: 
Jennifer E.H. Surber, Managing Member

B

Virginia State Corporation
Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, February 11, 2018

This is to certify that the certificate of organization of

Marvin Gardens VA LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: February 11, 2018



State Corporation Commission

Attest:

Joel H. Peck
Clerk of the Commission

C

Principal's Previous
Participation Certification
(MANDATORY)



Previous Participation Certification

Development Name:

Marvin Gardens

Name of Applicant (entity):

Marvin Gardens VA LLC

I hereby certify that:

1. All the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and any statements attached to this certification.
2. During any time that any of the participants were principals in any multifamily rental property, no property has been foreclosed upon, in default or assigned to the mortgage insurer (governmental or private); nor has mortgage relief by the mortgagee been given;
3. During any time that any of the participants were principals in any multifamily rental property, there has not been any breach by the owner of any agreements relating to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership;
4. That at no time have any principals listed in this certification been required to turn in a property to the investor or have been removed from a multifamily rental property ownership structure;
5. That to the best of my knowledge, there are no unresolved findings raised as a result of state or federal audits, management reviews or other governmental investigations concerning any multifamily rental property in which any of the participants were principals;
6. During any time that any of the participants were principals in any multifamily rental property, there has not been a suspension or termination of payments under any state or federal assistance contract for the property;
7. None of the participants has been convicted of a felony and is not presently, to my knowledge, the subject of a complaint or indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less;
8. None of the participants has been suspended, debarred or otherwise restricted by any federal or state governmental entity from doing business with such governmental entity; and

Previous Participation Certification, cont'd

9. None of the participants has defaulted on an obligation covered by a surety or performance bond and has not been the subject of a claim under an employee fidelity bond.
10. None of the participants is a Virginia Housing Development Authority (VHDA) employee or a member of the immediate household of any of its employees.
11. None of the participants is participating in the ownership of a multifamily rental housing property as of this date on which construction has stopped for a period in excess of 20 days or, in the case of a multifamily rental housing property assisted by any federal or state governmental entity, which has been substantially completed for more than 90 days but for which requisite documents for closing, such as the final cost certification, have not been filed with such governmental entity.
12. None of the participants has been found by any federal or state governmental entity or court to be in noncompliance with any applicable civil rights, equal employment opportunity or fair housing laws or regulations.
13. None of the participants was a principal in any multifamily rental property which has been found by any federal or state governmental entity or court to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended, during the period of time in which the participant was a principal in such property. This does not refer to corrected 8823's.
14. None of the participants is currently named as a defendant in a civil lawsuit arising out of their ownership or other participation in a multi-family housing development where the amount of damages sought by plaintiffs (i.e., the ad damnum clause) exceeds One Million Dollars (\$1,000,000).
15. None of the participants has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion, I have attached a true and accurate statement to explain the relevant facts and circumstances.

Failure to disclose information about properties which have been found to be out of compliance or any material misrepresentations are grounds for rejection of an application and prohibition against future applications.

Signature


Hollis M. Fitch

Printed Name

February 18, 2019

Date (no more than 30 days prior to submission of the Application)



Previous Participation Certification

Development Name:
Name of Applicant (entity):

Marvin Gardens
Marvin Gardens VA LLC

I hereby certify that:

1. All the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and any statements attached to this certification.
2. During any time that any of the participants were principals in any multifamily rental property, no property has been foreclosed upon, in default or assigned to the mortgage insurer (governmental or private); nor has mortgage relief by the mortgagee been given;
3. During any time that any of the participants were principals in any multifamily rental property, there has not been any breach by the owner of any agreements relating to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership;
4. That at no time have any principals listed in this certification been required to turn in a property to the investor or have been removed from a multifamily rental property ownership structure;
5. That to the best of my knowledge, there are no unresolved findings raised as a result of state or federal audits, management reviews or other governmental investigations concerning any multifamily rental property in which any of the participants were principals;
6. During any time that any of the participants were principals in any multifamily rental property, there has not been a suspension or termination of payments under any state or federal assistance contract for the property;
7. None of the participants has been convicted of a felony and is not presently, to my knowledge, the subject of a complaint or indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less;
8. None of the participants has been suspended, debarred or otherwise restricted by any federal or state governmental entity from doing business with such governmental entity; and

Previous Participation Certification, cont'd

9. None of the participants has defaulted on an obligation covered by a surety or performance bond and has not been the subject of a claim under an employee fidelity bond.
10. None of the participants is a Virginia Housing Development Authority (VHDA) employee or a member of the immediate household of any of its employees.
11. None of the participants is participating in the ownership of a multifamily rental housing property as of this date on which construction has stopped for a period in excess of 20 days or, in the case of a multifamily rental housing property assisted by any federal or state governmental entity, which has been substantially completed for more than 90 days but for which requisite documents for closing, such as the final cost certification, have not been filed with such governmental entity.
12. None of the participants has been found by any federal or state governmental entity or court to be in noncompliance with any applicable civil rights, equal employment opportunity or fair housing laws or regulations.
13. None of the participants was a principal in any multifamily rental property which has been found by any federal or state governmental entity or court to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended, during the period of time in which the participant was a principal in such property. This does not refer to corrected 8823's.
14. None of the participants is currently named as a defendant in a civil lawsuit arising out of their ownership or other participation in a multi-family housing development where the amount of damages sought by plaintiffs (i.e., the ad damnum clause) exceeds One Million Dollars (\$1,000,000).
15. None of the participants has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion, I have attached a true and accurate statement to explain the relevant facts and circumstances.

Failure to disclose information about properties which have been found to be out of compliance or any material misrepresentations are grounds for rejection of an application and prohibition against future applications.

Signature 

Jennifer E. H. Surber

Printed Name

February 18, 2019

Date (no more than 30 days prior to submission of the Application)

D

List of LIHTC Developments

(Schedule A)
(MANDATORY)

List of LIHTC Developments (Schedule A)



Development Name: Marvin Gardens
 Name of Applicant: Marvin Gardens VA LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 A resume is required for each principal of the General Partnership or Limited Liability Company (LLC).
- 3 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 4 List only tax credit development experience since 2002 (i.e. for the past 15 years)
- 5 Use separate pages as needed, for each principal.

Principal's Name: Jennifer E. H. Surber Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y Y or N

#	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev. (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Warsaw Manor/Warsaw, VA	Warsaw Manor VA LLC/276-698-8760	Y	56	56	1/1/2014	9/12/2014	N
2	Lily Ridge/Ruckersville, VA	Lily Ridge VA LLC/276-698-8760	Y	48	48	9/4/2015	3/9/2016	N
3	The Shire/Chesapeake, VA	The Shire VA LLC/276-698-8760	Y	40	40	12/22/2015	6/24/2016	N
4	Iron Bridge Road Apartments; Chester, VA	Iron Bridge Road Apartments VA LLC/276-698-8760	Y	80	80	10/28/2016	2/21/2017	N
5	Ada Park/Newport News, VA	Ada Park VA LLC/276-698-8760	Y	42	42	12/20/2017	9/6/2018	N
6	Robinson Park/Harrisonburg, VA	Robinson Park VA LLC/276-698-8760	Y	88	88	8/31/2017	12/20/2017	N
7	Blacksburg Terrace/Blacksburg, SC	Blacksburg Terrace SC LLC/276-698-8760	Y	32	32	4/28/2017	9/12/2017	N
8	Timberland Park/Charlottesville, VA	Timberland Park VA LLC/276-698-8760	Y	80	80	12/26/2018	TBD	N
9	Bennetts Pointe/Bennettsville, SC	Bennetts Pointe SC LLC/276-698-8760	Y	32	32	4/4/2018	12/19/2018	N
10	Marion Manor/Marion, VA	Marion Manor VA LLC/276-698-8760	Y	91	91	TBD	TBD	N
11	Mountain Laurel Manor/Staunton, VA	Mountain Laurel Manor VA LLC/276-698-8760	Y	48	48	TBD	TBD	N
12	Bickerstaff Crossing/Henrico, VA	Bickerstaff Crossing VA LLC/276-698-8760	Y	60	60	TBD	TBD	N
13	East Gate Village/Gordonsville, VA	East Gate Village VA LLC/276-698-8760	Y	24	24	TBD	TBD	N
14	Mountain Laurel Manor II/Staunton, VA	Mountain Laurel Manor II VA LLC/276-698-8760	Y	48	48	TBD	TBD	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE TOTAL: 769 769 LIHTC as % of Total Units 100%

List of LIHTC Developments (Schedule A)



Development Name: Marvin Gardens
 Name of Applicant: Marvin Gardens VA LLC

INSTRUCTIONS:

- 1 A Schedule A is required for every individual that makes up the GP or Managing Member - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2003 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Hollis M. Fitch Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y or N

Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1 Oakeside Apartments John's Island, SC	Oakeside SC LLC 704.335.9112	Y	38	38	Under Construction		N
2 Mason Manor, Bolling Springs, SC	Mason Manor SC LLC 704.335.9112	Y	98	98	3/17/17	3/26/18	N
3 Heronview, Sterling, VA	Heronview VA LLC 704.335.9112	Y	96	96	Under Construction		N
4 Harmony Village, Galax, VA	Harmony Village VA LLC 704.335.9112	Y	42	42	8/10/17	2/26/19	N
5 Brookshire Apartments, Bassett, VA	Brookshire Apartments VA LLC 704.335.9112	Y	64	64	8/10/17	2/27/19	N
6 Milnwood Village, Farmville, VA	Milnwood Village VA LLC 704.335.9112	Y	40	40	8/10/17	9/17/18	N
7 Lakewood Apartments, Clarksville, VA	Lakewood Apartments VA LLC 704.335.9112	Y	52	52	Under Construction		N
8 Snowden Senior Apartments, Newport News, VA	Snowden Senior Apartments LLC 704.335.9112	Y	68	68	11/3/17	8/6/18	N
9 Rivers Place Apartments, North Charleston, SC	Rivers Place SC LLC 704.335.9112	Y	48	48	12/1/16	9/15/17	N
10 Cedar Terrace, Hendersonville, NC	Cedar Terrace NC LLC 704.335.9112	Y	80	80	9/6/17	5/25/18	N
11 The Assembly, Greenville, SC	Assembly SC LLC 704.335.9112	Y	240	240	8/31/17	2/27/18	N
12 Cooper Terrace, Elkin, NC	Cooper Terrace NC LLC 704.335.9112	Y	56	56	7/5/15	12/18/15	N
13 Harrison Terrace, Marion, NC	Harrison Terrace NC LLC 704.335.9112	Y	60	60	11/21/16	6/13/17	N
14 Weldon Downtown Apartments, Weldon, NC	Weldon Small Town Development LLC 336.722.9871	N	24	24	4/4/06	11/21/07	N
15 Taylor Loft Apartments, South Boston, VA	Taylor Lofts LLC 336.722.9871	N	47	47	9/8/08	4/13/09	N
16 Spaulding Woods II, Marion, NC	Spaulding Woods II, LLC 336.722.9871	N	34	34	8/2/06	11/19/07	N
17 Royce Hill Apartments, Oak Ridge, TN	Royce Hill, LP 336.722.9871	N	72	72	11/18/08	2/26/10	N
18 Rowan Pointe, Mocksville, NC	Rowan Pointe, LLC 336.722.9871	N	60	60	5/5/10	10/21/11	N
19 Ridgecrest Town Apartments, Bristol, VA	Ridgecrest Apartments LLC 336.722.9871	N	72	72	1/2/08	9/5/08	N
20 Randleman School Commons, Randleman, VA	Randleman School Commons, LLC 336.722.9871	N	30	30	12/29/04	10/12/06	N
21 Pecan Grove Apartments, Darlington, NC	Pecan Grove Apts, LLC 336.722.9871	N	32	32	5/2/07	2/26/08	N
22 Orchard View Apartments, McMinnville, TN	Orchard View LP 336.722.9871	N	64	64	12/1/08	2/26/10	N
23 Newberry Hospital, Newberry, SC	Newberry Hospital LLC 336.722.9871	N	35	35	7/1/04	2/23/05	N
24 Nathaniel Village, Greenville, NC	Nathaniel Village LLC 336.722.9871	N	48	48	12/29/09	Exchange	N
25 Nantucket Lofts, Kinston, NC	Nantucket Lofts LLC 336.722.9871	N	28	28	12/31/04	10/12/06	N
26 Mulberry School Apartments	Mulberry School Apts, LLC 336.722.9871	N	31	31	12/31/07	10/3/08	N
27 Moore Grocery Lofts, Tyler, TX	Moore Grocery Lofts LLC 336.722.9871	N	88	88	12/31/08	8/11/11	N
28 Mayworth School Apartments, Cramerton, NC	Mayworth School Apartments LLC 336.722.9871	N	40	40	12/31/08	11/11/09	N
29 Lynn Street Lofts, Danville, VA	Lynn Streets Lofts LLC 336.722.9871	N	37	37	5/28/08	12/18/08	N
30 Lassiter Square Apartments, Madison, NC	Lassiter Square LLC 336.722.9871	N	36	36	11/30/05	1/29/07	N
31 Kinston Hotel, Kinston, NC	Kinston Hotel LLC 336.722.9871	N	38	38	12/28/06	2/19/08	N
32 Kemper Lofts, Lynchburg, VA	Kemper Lofts LLC 336.722.9871	N	41	41	12/14/09	10/6/10	N
33 Hunter Bay Apartments, York SC	Hunter Bay LLC 336.722.9871	N	40	40	12/7/09	12/29/09	N
34 Historic Lofts of Waco High, Waco, TX	Historic Lofts of Waco High, LLC 336.722.9871	N	104	104	12/16/09	6/27/11	N
35 Heron Crossing, Ridgeland, SC	Heron Crossing LLC 336.722.9871	N	40	32	12/6/07	2/26/08	N
36 Hanover Ridge Apartments, Antioch, TN	Hanover Ridge LP 336.722.9871	N	72	44	3/26/09	4/15/10	N
37 Greenview Village, Powell, TN	Greenview Village LLC 336.722.9871	N	44	44	12/22/10	2/2/11	N
38 Globe Tobacco Lofts, Mount Airy, NC	Globe Tobacco Lofts, LLC 336.722.9871	N	43	34	12/31/07	10/8/07	N
39 George Washington School Apartments, Kinsport, TN	George Washington School LLC 336.722.9871	N	54	54	11/14/07	9/8/09	N
40 East Harper Street Apartments, Lenoir, NC	East Harper Street Apts, LLC 336.722.9871	N	46	46	8/17/06	9/14/08	N

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE TOTAL: 2,282 2,237 LIHTC as % of Total Units 98%

Previous Participation Certification continued

	Development Name/Location	Name of Ownership Entity and Phone Number	Controlling General Partner? (Y/N)	Total Units	Low Income Units	Placed in Service Date	8609 Date	Non-compliance Found? Y/N (Explain Yes)
46	East Broad Crossing, Statesville, NC	East Broad Crossing LLC 336.722.9871	N	50	50	9/6/06	11/27/07	N
47	Douglas School Apartments, Bristol, VA	Douglas School Apts, LLC 366.722.9871	N	41	41	8/3/06	4/26/07	N
48	Darlington Downtown Lofts, Darlington, NC	Darlington Downtown Revitalization LLC 336.722.9871	N	28	28	12/7/07	2/26/08	N
49	Colt Village, Florence, SC	Colt Village, LLC 336.722.9871	N	60	60	12/5/08	2/18/09	N
50	Cleveland School Apartments, Clayton, NC	Cleveland School Seniors, LLC 336.722.9871	N	25	25	12/28/05	1/10/08	N
51	Central School Apartments, Bessemer City, NC	Central School Apts, LLC 336.722.9871	N	33	33	10/24/08	4/23/09	N
52	Berea Heights Villas, Greenville, SC	Berea Heights Villas, LLC 336.722.9871	N	72	72	8/29/05	1/13/06	N
53	Beaumont Downtown Lofts, Beaumont, TX	Beaumont Downtown Lofts LLC 336.722.9871	N	36	36	10/9/08	4/22/11	N
54	Westgate Terrace, Franklin, NC	Westgate Terrace NC LLC 704.335.9112	Y	60	60	1/30/14	1/5/14	N
55	Cone Development II, Greenville, SC	Cone Development II SC LLC 704.335.9112	Y	96	96	4/7/14	2/10/14	N
56	Pope Field Terrace, Easley, SC	Pope Field Terrace SC LLC 704.335.9112	Y	56	56	11/12/13	2/11/14	N
57	Broad River Terrace Brevard, NC	Broad River Terrace LLC	Y	62	62	6/21/11	11/16/11	N
58	Heritage Apartments Walnut Cove, NC	Heritage Apartments NC LP 704-335-9112	Y	24	24	1/1/14	4/13/15	N
59	Stone Springs Sterling, VA	Stone Springs VA LLC	Y	128	128	Under Construction		N
60	Nottoway Manor Blackstone, VA	Nottoway Manor VA LLC 704-335-9112	Y	28	28	Under Construction		N
61	Willow Branch Madison Heights VA	Willow Branch VA LLC 704-335-9112	Y	48	48	Under Construction		N
62	Fairington West Apartments Concord NC	Fairington West NC LLC	Y	48	48	Under Construction		N
63	Pine Forest King George VA	Pine Forest VA LLC 704-335-9112	Y	40	40	Under Construction		N
64	New River Gardens I Radford VA	New River Gardens I VA LLC 704-335-9112	Y	48	48	Under Construction		N
65	Washington Square Emporia, VA	Washington Square VA LLC 704-335-9112	Y	24	24	Under Construction		N
66	Westridge Apartments, Greenville, SC	Westridge SC LLC 704-335-9112	Y	54	54	Under Construction		N
67	Eitwan Place Goose Creek, SC	Eitwan Place SC LLC 704-335-9112	Y	60	60	Under Construction		N
68	Summerville Villas, Summerville, SC	Summerville Villas SC LLC 704-335-9112	Y	42	42	Under Construction		N
69	Mountain Wood, Taylorsville, NC	Mountain Wood SC LLC 704-335-9112	Y	40	40	Under Construction		N
70	Pleasantburg Senior Apartments Greenville, SC	Pleasantburg Senior VA LLC 704-335-9112	Y	38	38	Under Construction		N
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2nd PAGE TOTAL: 1,241 1,241

GRAND TOTAL: 3,523 3,478

LIHTC as % of 99% Total Unit

List of LIHTC Developments (Schedule A)



Development Name: Marvin Gardens
 Name of Applicant: Marvin Gardens VA LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2003 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Charles F. Irick, Jr. Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y Y or N

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Etiwan Place Apartments Goose Creek, SC	Etiwan Place SC LLC 704.335.9112	Y	60	60	Under Construction		N
2	Westridge Apartments/Greenville, SC	Westridge SC LLC 704.335.9112	Y	54	54	Under Construction		N
3	Fairington West Apartments/Concord NC	Fairington West NC LLC 704.335.9112	Y	48	48	Under Construction		N
4	Willow Branch/ Madison Heights VA	Willow Branch VA LLC 704.335.9112	Y	48	48	Under Construction		N
5	Nottoway Manor/ Blackstone VA	Nottoway Manor VA LLC 704.335.9112	Y	28	28	Under Construction		N
6	Oakside Apartments John's Island, SC	Oakside SC LLC 704.335.9112	Y	38	38	Under Construction	8609s pending	N
7	Mason Manor, Boiling Springs, SC	Mason Manor SC LLC 704.335.9112	Y	98	98	3/17/17	3/26/18	N
8	Heronview, Sterling, VA	Heronview VA LLC 704.335.9112	Y	96	96	Under Construction		N
9	Harmony Village, Galax, VA	Harmony Village VA LLC 704.335.9112	Y	42	42	8/10/17	2/26/19	N
10	Brookshire Apartments, Bassett, VA	Brookshire Apartments VA LLC 704.335.9112	Y	64	64	8/10/17	2/27/19	N
11	Milnwood Village, Farmville, VA	Milnwood Village VA LLC 704.335.9112	Y	40	40	8/10/17	9/17/18	N
12	Lakewood Apartments, Clarksville, VA	Lakewood Apartments VA LLC 704.335.9112	Y	52	52	Under Construction	8609s pending	N
13	Snowden Senior Apartments, Newport News, VA	Snowden Senior Apartments LLC 704.335.9112	Y	68	68	11/3/17	8/6/18	N
14	Rivers Place Apartments, North Charleston, SC	Rivers Place SC LLC 704.335.9112	Y	48	48	12/1/16	9/12/17	N
15	Cedar Terrace, Hendersonville, NC	Cedar Terrace NC LLC 704.335.9112	Y	80	80	9/6/17	5/25/18	N
16	The Assembly, Greenville, SC	Assembly SC LLC 704.335.9112	Y	240	240	8/31/17	2/27/18	N
17	Mountain Wood, Taylorsville, NC	Mountain Wood SC LLC 704.335.9112	Y	40	40	Under Construction		N
18	Summerville Villas, Summerville SC	Summerville Villas SC LLC 704.335.9112	Y	42	42	Under Construction		N
19	Stone Springs, Sterling, Va	Stone Springs VA LLC 704.335.9112	Y	128	128	Under Construction		N
20	Pine Forest King George, V	Pine Forest VA LLC 704.335.9112	Y	40	40	Under Construction		N
21	New River Gardens I Radford, VA	New River Gardens I VA LLC 704.335.9112	Y	48	48	Under Construction		N
22	Washington Square, Emporia, VA	Washington Square VA LLC 704.335.9112	Y	24	24	Under Construction		N
23	Pleasantburg Senior, Greenville, SC	Pleasantburg Senior SC LLC 704.335.9112	Y	38	38	Under Construction		N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 1,464 1,464 LIHTC as % of Total Units
100%

List of LIHTC Developments (Schedule A)



Development Name: Marvin Gardens
 Name of Applicant: Marvin Gardens VA LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2003 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Ira Slomka Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y Y or N

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Etiwan Place Apartments Goose Creek, SC	Etiwan Place SC LLC 704.335.9112	Y	60	60	Under Construction		N
2	Westridge Apartments/Greenville, SC	Westridge SC LLC 704.335.9112	Y	54	54	Under Construction		N
3	Fairington West Apartments/Concord NC	Fairington West NC LLC 704.335.9112	Y	48	48	Under Construction		N
4	Willow Branch/ Madison Heights VA	Willow Branch VA LLC 704.335.9112	Y	48	48	Under Construction		N
5	Nottoway Manor/ Blackstone VA	Nottoway Manor VA LLC 704.335.9112	Y	28	28	Under Construction		N
6	Oakside Apartments John's Island, SC	Oakside SC LLC 704.335.9112	Y	38	38	Under Construction	8609s pending	N
7	Mason Manor, Boiling Springs, SC	Mason Manor SC LLC 704.335.9112	Y	98	98	3/17/17	3/26/18	N
8	Heronview, Sterling, VA	Heronview VA LLC 704.335.9112	Y	96	96	Under Construction		N
9	Harmony Village, Galax, VA	Harmony Village VA LLC 704.335.9112	Y	42	42	8/10/17	2/26/19	N
10	Brookshire Apartments, Bassett, VA	Brookshire Apartments VA LLC 704.335.9112	Y	64	64	8/10/17	2/27/19	N
11	Milnwood Village, Farmville, VA	Milnwood Village VA LLC 704.335.9112	Y	40	40	8/10/17	9/17/18	N
12	Lakewood Apartments, Clarksville, VA	Lakewood Apartments VA LLC 704.335.9112	Y	52	52	Under Construction	8609s pending	N
13	Snowden Senior Apartments, Newport News, VA	Snowden Senior Apartments LLC 704.335.9112	Y	68	68	11/3/17	8/6/18	N
14	Rivers Place Apartments, North Charleston, SC	Rivers Place SC LLC 704.335.9112	Y	48	48	12/1/16	9/12/17	N
15	Cedar Terrace, Hendersonville, NC	Cedar Terrace NC LLC 704.335.9112	Y	80	80	9/6/17	5/25/18	N
16	The Assembly, Greenville, SC	Assembly SC LLC 704.335.9112	Y	240	240	8/31/17	2/27/18	N
17	Mountain Wood, Taylorsville, NC	Mountain Wood SC LLC 704.335.9112	Y	40	40	Under Construction		N
18	Summerville Villas, Summerville SC	Summerville Villas SC LLC 704.335.9112	Y	42	42	Under Construction		N
19	Stone Springs, Sterling, Va	Stone Springs VA LLC 704.335.9112	Y	128	128	Under Construction		N
20	Pine Forest King George, V	Pine Forest VA LLC 704.335.9112	Y	40	40	Under Construction		N
21	New River Gardens I Radford, VA	New River Gardens I VA LLC 704.335.9112	Y	48	48	Under Construction		N
22	Washington Square, Emporia, VA	Washington Square VA LLC 704.335.9112	Y	24	24	Under Construction		N
23	Pleasantburg Senior, Greenville, SC	Pleasantburg Senior SC LLC 704.335.9112	Y	38	38	Under Construction		N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 1,464 1,464 100% **LIHTC as % of Total Units**

List of LIHTC Developments (Schedule A)



Development Name: Marvin Gardens
 Name of Applicant: Marvin Gardens VA LLC

INSTRUCTIONS:

- 1 A Schedule A is required for **every** individual that makes up the GP or Managing Member - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2003 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Casey Stansbury Controlling GP (CGP) or 'Named' Managing Member of Proposed property? Y Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Etiwan Place Apartments Goose Creek, SC	Etiwan Place SC LLC 704.335.9112	Y	60	60	Under Construction		N
2	Westridge Apartments/Greenville, SC	Westridge SC LLC 704.335.9112	Y	54	54	Under Construction		N
3	Fairington West Apartments/Concord NC	Fairington West NC LLC 704.335.9112	Y	48	48	Under Construction		N
4	Willow Branch/ Madison Heights VA	Willow Branch VA LLC 704.335.9112	Y	48	48	Under Construction		N
5	Nottoway Manor/ Blackstone VA	Nottoway Manor VA LLC 704.335.9112	Y	28	28	Under Construction		N
6	Oakside Apartments John's Island, SC	Oakside SC LLC 704.335.9112	Y	38	38	Under Construction	8609s pending	N
7	Mason Manor, Boiling Springs, SC	Mason Manor SC LLC 704.335.9112	Y	98	98	3/17/17	3/26/18	N
8	Heronview, Sterling, VA	Heronview VA LLC 704.335.9112	Y	96	96	Under Construction		N
9	Harmony Village, Galax, VA	Harmony Village VA LLC 704.335.9112	Y	42	42	8/10/17	2/26/19	N
10	Brookshire Apartments, Bassett, VA	Brookshire Apartments VA LLC 704.335.9112	Y	64	64	8/10/17	2/27/19	N
11	Milnwood Village, Farmville, VA	Milnwood Village VA LLC 704.335.9112	Y	40	40	8/10/17	9/17/18	N
12	Lakewood Apartments, Clarksville, VA	Lakewood Apartments VA LLC 704.335.9112	Y	52	52	Under Construction	8609s pending	N
13	Snowden Senior Apartments, Newport News, VA	Snowden Senior Apartments LLC 704.335.9112	Y	68	68	11/3/17	8/6/18	N
14	Rivers Place Apartments, North Charleston, SC	Rivers Place SC LLC 704.335.9112	Y	48	48	12/1/16	9/12/17	N
15	Cedar Terrace, Hendersonville, NC	Cedar Terrace NC LLC 704.335.9112	Y	80	80	9/6/17	5/25/18	N
16	The Assembly, Greenville, SC	Assembly SC LLC 704.335.9112	Y	240	240	8/31/17	2/27/18	N
17	Mountain Wood, Taylorsville, NC	Mountain Wood SC LLC 704.335.9112	Y	40	40	Under Construction		N
18	Summerville Villas, Summerville SC	Summerville Villas SC LLC 704.335.9112	Y	42	42	Under Construction		N
19	Stone Springs, Sterling, Va	Stone Springs VA LLC 704.335.9112	Y	128	128	Under Construction		N
20	Pine Forest King George, V	Pine Forest VA LLC 704.335.9112	Y	40	40	Under Construction		N
21	New River Gardens I Radford, VA	New River Gardens I VA LLC 704.335.9112	Y	48	48	Under Construction		N
22	Washington Square, Emporia, VA	Washington Square VA LLC 704.335.9112	Y	24	24	Under Construction		N
23	Pleasantburg Senior, Greenville, SC	Pleasantburg Senior SC LLC 704.335.9112	Y	38	38	Under Construction		N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE TOTAL: 1,464 1,464 LIHTC as % of Total Units 100%

E

Site Control
Documentation & Most
Recent Real Estate Tax
Assessment
(MANDATORY)

OPTION AGREEMENT

THIS OPTION AGREEMENT ("Agreement"), made and entered into as of the 12 day of March, 2018 ("Effective Date") by and between **MARVIN GARDENS VA LLC**, a Virginia limited liability company (hereinafter called "Buyer"), and **WASHINGTON ELDERLY LIMITED PARTNERSHIP**, a Virginia limited partnership (hereinafter collectively called "Seller");

WITNESSETH:

That for and in consideration of Two Thousand and No/100 Dollars (\$2,000.00) (the "Option Money") and other good and valuable considerations paid to Seller by Buyer, the receipt of which is hereby acknowledged, and in further consideration of the mutual promises and conditions expressed below, Seller hereby grants to Buyer, its successors and assigns, the sole and exclusive right to purchase, at the price and subject to the terms, conditions and provisions hereinafter stated, that certain tract, or parcel, of land situated in the City of Emporia, Virginia commonly known as the Marvin Gardens Apartments, and being more particularly described on **Exhibit A** attached hereto (the "Property").

NOW, THEREFORE, the parties hereto agree each with the other as follows:

1. Term. This Option shall become effective as of the date set forth above and shall exist and continue through midnight on the 1st day of August, 2018, at which time it will expire (the foregoing time period and any extended term, if any, shall be deemed the "Option Term").
2. Option Money. The Option Money shall be credited against the purchase price of the Property.
3. Exercise of Option. The option herein granted may be exercised only by the giving of written notice of exercise of the Option to Seller by Buyer, which notice shall be in accordance with the provisions of Paragraph 12 hereof, and which may be given at any time within the Option Term. If this Option Agreement is not exercised during the Option Term, all rights of Buyer shall cease and terminate the Option Money shall be retained by Seller.
4. Purchase Price. Buyer shall pay off the existing loan from Virginia Housing Development Authority to Seller ("VHDA Loan") in the approximate outstanding principal amount of 475,040.00 as of the Closing Date ("Payoff Amount"). The Purchase Price shall be \$150,000.00 plus the Payoff Amount as of the Closing Date. Seller shall continue to make the regularly scheduled payments of the VHDA Loan and shall not increase the principal amount of the VHDA Loan.
5. Closing Date. Closing on the Property shall be no later than August 30, 2018 or earlier upon no less than five (5) days notice to Seller. Notwithstanding the foregoing, Buyer may

extend the Closing by two (2), one hundred eighty(180) day periods by providing Seller written notice of extension and \$2,000.00 for each extension (“Extension Fees”) prior to the expiration of the then existing Closing. The Extension Fees shall be non-refundable and applicable to the Purchase Price.

6. Title. At Closing, Seller shall deliver to Buyer indefeasible and marketable fee simple title to the Property, free and clear of any deeds of trust, liens, security interests, encumbrances or other restrictions other than easements currently existing of record. If Buyer's title search and/or title insurance commitment reveals any objectionable title matters (in Buyer's reasonable discretion), Buyer shall have the right to notify Seller in writing of any defect or condition related to the title insurance commitment that materially affects the title to the Property or the use of the Property as a multi-family residential development. Seller shall have five (5) days after the receipt of such written notice to correct said defects or conditions. If Seller is unable or unwilling to correct such defects or conditions, and unless Buyer elects to purchase the Property with the particular defect or condition uncorrected, Buyer shall have the option to terminate this Agreement and receive a return of the Option Money, regardless of whether the Option has been exercised. If Seller is unable or unwilling to correct such defects within said five (5) days, Buyer shall then have five (5) days in which to notify Seller of the Buyer's election to terminate this Agreement. The failure of the Buyer to give Seller written notice of its election to terminate the Agreement shall constitute a waiver of the condition or defect and shall be deemed an election to purchase the Property with the particular defect or condition uncorrected.

Title shall be conveyed by a general warranty deed in recordable form with all required tax stamps affixed conveying marketable indefeasible, fee simple (in fact, and insurable so to be) title, free and clear of all liens and encumbrances save and except only easements of record as of the date of this Option and exceptions consented to by Buyer as set forth in the foregoing paragraph, ad valorem taxes for the calendar year of Closing (to be prorated on a calendar year basis as of the Closing Date), and such state of facts as is revealed by a current and accurate survey of the Property which reveals items arising after the date of this Option. Except as consented to by Buyer, Seller shall do nothing which impairs such title to the Property as Seller now owns during the Option Term.

7. Closing Costs. At closing Seller shall pay the cost of the deed preparation, the excise tax stamps to be placed on the deed, if any, all State and Local Grantor tax, any instruments which may be required to clear the title of any prior liens, and any counsel fees for counsel employed or retained by Seller. Buyer shall pay for title examination, title policy, surveys, recording fees, all State and Local Grantee tax, and for any counsel fees Buyer incurs in the transaction.

8. Inspection. Seller does hereby agree to provide access to Buyer and its engineers and agents to the Property for purposes of undertaking such surveys, inspections or such other tests and analyses as Buyer may deem necessary and appropriate. Seller consents to Buyer applying for any zoning and/or land use permits, applying for a reservation of housing tax credits from the Virginia Housing Development Authority, determining the permits, approvals and licenses necessary for its use of the Property, performing tests and audits at the Property, securing any approvals from the Commonwealth of Virginia and local municipalities that Buyer determines necessary, and conducting a survey of the Property. Seller shall cooperate with Buyer in any applications it files for zoning and/or land use permits; securing of approvals, licenses and permits; surveying the Property;

obtaining title insurance; conducting tests and audits; and inspecting the property. All expenses associated with the inspection of the property shall be paid for by Buyer. Buyer does hereby agree to indemnify and hold Seller harmless from any loss or liability that may occur as a result of such inspection activity that may be undertaken by Buyer, its engineers or agents.

9. Condemnation. If prior to Closing all or any portion of the Property is taken by eminent domain, Buyer may at its option close on the Property, or may terminate this Option Agreement and receive a return of the Option Money. If Buyer elects to close, then Seller shall assign to Buyer the entire proceeds resulting from such taking and Buyer shall be entitled to pursue the claim and retain all it is able to collect for such taking.

10. Closing Documents. At Closing Seller will execute, acknowledge and deliver to Buyer a general warranty deed with tax stamps affixed conveying title as hereinbefore required, will deliver such lien waiver or affidavit as Buyer's title insurer may require to insure against any possible unfiled and unpaid laborer's or materialmen's liens, together with such other papers and documents as may be reasonably necessary in connection with the completion of the closing.

11. Possession. Subject to the rights of residential tenants on the Property, possession of the Property shall be delivered to Buyer at the time of Closing.

12. Notices. Any notice or other communications hereunder shall be in writing and shall be deemed to have been given (unless otherwise set forth herein), if delivered in person, delivered by facsimile, delivered by email, deposited with an overnight express agency, fees prepaid, or mailed by United States express, certified or registered mail, postage prepaid, return receipt requested, to the appropriate party at the following addresses:

Seller:

c/o George Mirmelstein
13195 Warwick Blvd 1F
Newport News, VA 23602
Email: gmirmelstein@bconconst.com

Buyer:

c/o Hollis Fitch
1714 East Boulevard
Charlotte, NC 28203
Email: hfitc@flatironenterprises.com

13. Representations of Seller. Seller represents and warrants to Buyer that, to the best of the knowledge of Seller, the following:

a. The parties acknowledge that Buyer, as a part of its due diligence, may obtain a Phase I Environmental Audit, at the Buyer's sole cost and expense, to determine the environmental condition of the Property. If an environmental condition occurs which adversely affects the Property between the time of the initial Phase I and any Phase I update, then Buyer shall have the right to

terminate this Agreement and receive a refund of all Option Money, regardless of whether the Option has been exercised.

b. The Option has been duly executed and delivered by Seller, constitutes the valid and binding agreement of Seller, and is enforceable in accordance with its terms.

c. There is no action, suit, or proceeding, pending or known to be threatened, against Seller, the Property or which would affect the Property.

d. Seller has not filed a petition or an answer seeking reorganization or an arrangement with creditors or to take advantage of any insolvency or bankruptcy law.

e. Seller has fee simple title to the Property, has the exclusive right of possession of the Property and there are no commercial leases affecting the Property.

f. Seller has not entered into any agreement, oral or written, other than this Agreement, with reference to the Property.

g. Seller has not received any notice from any city, county or other governmental authority of any taking of the Property, or any portion thereof, by eminent domain or similar proceeding, and no such taking or other condemnation of the Property, or any portion thereof, shall be threatened or contemplated by any governmental authority.

h. Seller has no knowledge of any change or proposed change in the route, grade or width of or otherwise affecting, any street or road adjacent to or serving the Property.

14. Entire Agreement. This Agreement and any exhibits hereto and other documents incorporated or referred to herein, contains the entire Agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all the parties. Any and all references herein to the Seller or Buyer shall be deemed to include their respective successors, heirs or permitted assigns.

15. Assignment. The rights of Buyer hereunder shall be assignable.

16. Default. Should Buyer default under this Option and if and such default is not cured within ten (10) days of written notice from Seller to Buyer (or such additional period of time as shall be necessary to effect a cure provided Buyer is proceeding in good faith with a cure), there shall be deemed an event of default hereunder by Buyer. For any event of default by Buyer hereunder, Seller shall retain the Option Money as its sole and exclusive remedy.

In the event Seller shall default hereunder, Buyer may either elect to (i) terminate this Option and receive a return of the Option Money and file a lawsuit for damages or (ii) seek specific performance of Seller's obligation to convey title to the Property to Buyer in accordance herewith.

17. Situs. This Agreement shall be governed in all respects by and construed under the laws of the Commonwealth of Virginia.

[signature on following page]

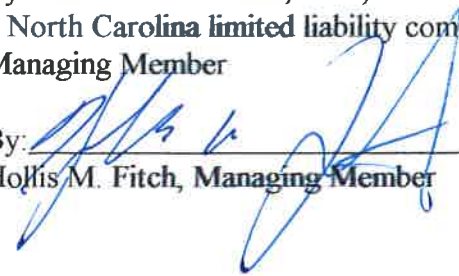
IN WITNESS WHEREOF, Seller and Buyer, intending to be legally bound, have executed this Agreement as of the day and year first above written.

BUYER:

Marvin Gardens VA LLC,
a Virginia limited liability company

By: Flatiron Holdings, LLC, a North Carolina limited liability company, Managing Member

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company,
Managing Member

By: 

Hollis M. Fitch, Managing Member

SELLER:

Washington Elderly Limited Partnership,
a Virginia limited partnership

By: Seniors Development Corporation,
General Partner

By: 

George Mirmelstein, President

EXHIBIT "A"

All that certain lot, piece or parcel of land, situate, lying and being in the City of Emporia, Virginia, known and designated as Parcel B2, containing 4.292 acres, shown and designated on that certain plat entitled, "SUBDIVISION OF PARCEL 'B' "BEACON DEVELOPMENT CORPORATION PROPERTIES" (P.B.14,PG.187) CITY OF EMPORIA, VIRGINIA", made by Hoggard/Eure Associates, P.C., Engineers, Surveyors, Planners, Portsmouth, Virginia, dated October 19, 2001, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Map Book 15, page 35 - 37, to which reference is here made.

COMMONWEALTH OF VIRGINIA
CITY OF EMPORIA

FIRST AMENDMENT TO
OPTION AGREEMENT

THIS FIRST AMENDMENT TO OPTION AGREEMENT (“First Amendment”) is made as of the 17th day of July, 2018, **MARVIN GARDENS VA LLC**, a Virginia limited liability company (hereinafter called "Buyer"), and **WASHINGTON ELDERLY LIMITED PARTNERSHIP**, a Virginia limited partnership (hereinafter called "Seller");

WITNESSETH:

WHEREAS, Buyer and Seller entered into that certain Option Agreement dated March 13, 2018 ("Option") under which Seller granted Buyer an option to purchase that certain real property situated in City of Emporia, Virginia commonly known as Marvin Gardens Apartments as more particularly described in the Option; and

WHEREAS, Seller and Buyer wish modify the Option Term and Closing Date.

NOW, THEREFORE, the parties hereto, in consideration of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby agree as follows:

1. The above Recitals are hereby incorporated into this First Amendment.

2. Term. The Option Term as set forth in Section 1 of the Option is deleted and shall now be as follows:

“This Option shall become effective as of the date set forth above and shall exist and continue through midnight on the 1st day of August, 2019, at which time it will expire (the foregoing time period and any extended term, if any, shall be deemed the "Option Term").

3. Closing Date. The Closing as set forth in Section 5 of the Option is deleted and shall be as follows:

“Closing on the Property shall be no later than August 30, 2019 or earlier upon no less than five (5) days notice to Seller. Notwithstanding the foregoing, Buyer may extend the Closing by two (2), one hundred eighty(180) day periods by providing Seller written notice of extension and \$2,000.00 for each extension (“Extension Fees”) prior to the expiration of the then existing Closing. The Extension Fees shall be non-refundable and applicable to the Purchase Price.”

4. Unless otherwise herein modified, all defined terms in the Option used herein shall have the same meanings as used in that document. Except as amended herein, all terms and conditions of the Option are ratified and shall remain in full force and effect. In the event of a conflict between this First Amendment and the Option, this First Amendment shall control. The terms and provisions of this First Amendment shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns, if any.

[signatures on following page]

IN WITNESS WHEREOF, the parties have hereunto set their hands effective as of the day and year first above written.

BUYER:

Marvin Gardens VA LLC,
a Virginia limited liability company

By: Flatiron Holdings, LLC, a North Carolina limited liability company, Managing Member

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company,
Managing Member

By: 
Hollis M. Fitch, Managing Member

SELLER:

Washington Elderly Limited Partnership,
a Virginia limited partnership

By: Seniors Development Corporation,
General Partner

By: 
George Mirmelstein, President

RAYMOND JAMES®

February 12, 2019

Mr. Hollis Fitch
Flatiron Partners
1714 East Boulevard
Charlotte, NC 28203

RE: Washington Elderly Limited Partnership; Emporia, VA (the "Project")

Dear Mr. Fitch:

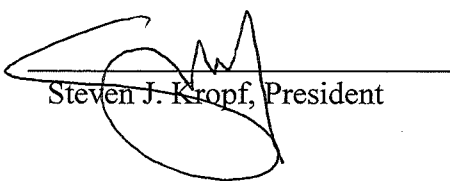
Raymond James Affordable Housing Fund 2, LP a Delaware limited partnership (the "Investor Limited Partner"), is the investor limited partner in Washington Elderly Limited Partnership, a Virginia limited partnership and the owner of the Project (the "Owner"). The Project has been operated as a low-income housing project within the meaning of Section 42 of the Internal Revenue Code of 1986, as amended. Raymond James Tax Credit Funds, Inc. is the general partner of the Investor Limited Partner (the "General Partner").

This letter documents Raymond James Tax Credit Funds' willingness to attempt to secure the necessary Limited Partner approvals for the transfer to the Limited Partner interest in the Partnership upon your receipt of a LIHTC reservation.

Sincerely,

Raymond James Tax Credit Funds, Inc.

By:


Steven J. Kropf, President



VIRGINIA HOUSING DEVELOPMENT AUTHORITY
 ACCOUNT STATUS SUMMARY REPORT
 FROM 01/01/2019 TO 03/04/2019

Monday 04 March 2019
 01:31 PM

LOAN NO: 100021528
 TYPE F
 FREQUENCY 1

BORROWER
 Marvin Gardens
 Dick Swift
 Greenbrier Management Company
 13195 Warwick Blvd Building 1 Suite F
 Newport News, VA 23602

ORIG LOAN 750,000.00
 BEGIN DATE 05/05/2003
 TERM 30 Years, 00 Months
 END DATE 06/01/2033

CUR BAL 481,051.17
 DIAL BAL 0.00
 INTEREST 4.50000%
 DIAL RATE 0.00000%

DFLT INT RATE 0.00000%
 DFLT INT RATE @ MATURE 0.00000%
 NEXT PAYMENT DUE DATE 03/01/2019

DATE	TRANSACTION	PAID FOR DATE	AMOUNT	CK#	PRINCIPAL	GROSS INT	MIP	TAXES	INSURANCE	RESERVES	MISC ESC	MISC FEES	SUSPENSE	LATE CHRG	BUYDOWN AMOUNT	PRINCIPAL BALANCE	EFFECTIVE DATE
BEGIN BALANCES																	
01/14/2019	PAYMENT REC'D	01/01/2019	5,610.77	0	(1,981.31)	1,818.83	0.00	1,223.86	586.77	0.00	0.00	0.00	0.00	0.00	0.00	485,021.22	01/14/2019
01/16/2019	INT ON RESERVE CREDIT		97.76	0	0.00	0.00	0.00	0.00	0.00	97.76	0.00	0.00	0.00	0.00	0.00	483,039.91	
02/12/2019	INT ON RESERVE CREDIT		101.10	0	0.00	0.00	0.00	0.00	0.00	101.10	0.00	0.00	0.00	0.00	0.00	483,039.91	
02/14/2019	PAYMENT REC'D	02/01/2019	5,610.77	0	(1,988.74)	1,811.40	0.00	1,223.86	586.77	0.00	0.00	0.00	0.00	0.00	0.00	481,051.17	02/14/2019
ENDING BALANCES					3,970.05	3,630.23	0.00	3,671.58	2,347.08	51,970.64	0.00	0.00	0.00	0.00		481,051.17	

Total Taxes Paid 0.00
 Total Interest Credited to Escrows & Reserves 198.86
 Total Late Charges Paid 0.00
 Total Buydown Paid

F

Architect's Certification
and Third-Party RESNET
Rater Certification
(MANDATORY)

**INSTRUCTIONS FOR THE COMPLETION OF
APPENDIX F
ARCHITECT'S CERTIFICATION**

(This form must be included in the Application – Tab F)

NOTE: If the development includes any combination of **New Construction, Rehabilitation** or Adaptive Reuse, then separate Architect Certifications must be provided for each construction type.

The proper completion of this certification is critical to calculate the average unit square feet and net rentable square feet of each unit type, to document amenity items for which will be awarded, and to calculate certain elements of the efficient use of resources points.

If this certification is not completed correctly there may be loss of points or disqualification of the application to compete for tax credits. **If this development receives an allocation of tax credits and items are not provided as indicated on this certification then VHDA may, at its sole option, require the payment by the Owner of an amount up to 10% of the Total Development Cost (as set forth in the Application) of the development as liquidated damages for such violation or the total loss of credits may result.** Therefore, it is imperative that this certification reflect the true and accurate intent of what will be provided in return for an allocation of tax credits.

Each section of this certification contains instructions on how the information should be provided. For Unit Size Calculations, the Average Unit Square Feet and Net Rentable Square Feet should be listed to two (2) decimal places. The number of units indicated should be only the units for which rent will be collected. For Average Unit Square Feet calculations, the Total Square Feet should equal the Average Unit Square Feet multiplied by the Number of Units/Type. The total at the bottom of the Total Square Feet column should equal item (D) on the same page of the certification, or be within 1 digit due to rounding.

Accessibility certifications on page 6 are for tax credit point categories only and are not to be confused with minimum code requirements.



Architect's Certification

Name of Development: Marvin Gardens


Address of Development: 600 Maryland Avenue; Emporia, VA 23847

Name of Owner: Marvin Gardens VA LLC

The architect signing this document is certifying that all unit and site amenities indicated in this certification are incorporated into the development plans and specifications, and that all products necessary to fulfill these representations are available for these purposes. The architect signing this document also certifies their understanding that both the excel application and the information in the architect certification must be the same and discrepancies between the excel application and architect's certification can result in penalties or even disqualification.

The individual who certifies this information must initial the pages where indicated, provide the personal information requested and sign on the last page. This certification should not be mailed separately to VHDA but returned to the developer for inclusion in the tax credit application.

(Acknowledge and include this instruction sheet as part of the certification)

Acknowledged: 
 Printed Name: Donald C. Harwood

All developments seeking Virginia Low Income Housing Tax Credits are required to meet one of the following as certified by a RESNET Rater:

- New Construction - EnergyStar Certification
The development's design meets the criteria for the EnergyStar certification.
- Rehabilitation -30% performance increase over existing, based on HERS Index
Or Must evidence a HERS Index of 80 or better
- Adaptive Reuse - Must evidence a HERS Index of 95 or better.

Plans and Specifications: Required documentation for all properties (new construction, rehabilitation and adaptive reuse)

- 1 A location map with property(ies) clearly defined.
- 2 A site plan showing overall dimensions of main building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required. For combination 4% and 9% properties, site plan must show all elements of both properties labeled so that the elements are distinguishable as to 4% and 9%.
- 3 Sketch plans of main building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas;
 - c. Sketch floor plan(s) of typical dwelling unit(s);

A Unit by Unit write up is required for all Rehabilitation properties

This certification includes two (2) separate calculations of square footage:

- 1. Average Gross Unit Square Feet:** Measurements Include A Prorata Share of Heated Residential Common Area
- 2. Net Rentable Square Feet:** Measurements *Do Not* Include A Prorata Share of Any Common Area and Reflect All Floor Plans of Each Unit Type (1-BR, 2-BR, etc.) measured from the interior face of the unit perimeter walls

1. Average Gross Unit Square Feet: (These measurements impact the scoring of tax credit applications)

For purposes of determining the total residential heated square feet (D), the building(s) were measured from the outside face of exterior walls and the centerline of any party walls. All unheated spaces (B) and nonresidential, (income producing commercial spaces) (C) were subtracted from this measurement. Community rooms, laundry rooms, property management offices and apartments, heated maintenance facilities, and other common space designed to serve residential tenants were not deducted. Based on this procedure, I certify the following calculations in determining the usable heated square feet for the above referenced development:

31,594.16		(A) Total gross floor area in (sq. ft.) for the entire development
2,772.00	-	(B) Unheated floor area (breezeways, balconies, storage)
0.00	-	(C) Nonresidential, (commercial income producing) area
28,822.16	=	(D) Total residential heated area (sq. ft.) for the development

INSTRUCTIONS FOR AVERAGE UNIT SQUARE FEET CALCULATIONS:

Provide the average unit size for each bedroom type, (1 bedroom elderly, 2 bedroom garden, 3 bedroom townhouse, etc.) by adding the total square feet of all the same bedroom types (2 bedroom garden with 1 bath and 2 bedroom garden with 2 baths) and adding the prorated share of heated common residential space and divide by the total number of the same bedroom types (2 bedroom garden). Do not alter any items below.

Unit Types	Average Unit Sq. Ft.*	x	Number of Units/Type	=	Total Square Feet
Supportive Housing	0.00		0		0.00
1 Story/EFF-Elderly	0.00		0		0.00
1 Story/1 BR-Elderly	658.97		32		21,087.04
1 Story/2 BR-Elderly	966.89		8		7,735.12
Efficiency Elderly	0.00		0		0.00
1 Bedroom Elderly	0.00		0		0.00
2 Bedrooms Elderly	0.00		0		0.00
Efficiency Garden	0.00		0		0.00
1 Bedroom Garden	0.00		0		0.00
2 Bedrooms Garden	0.00		0		0.00
3 Bedrooms Garden	0.00		0		0.00
4 Bedrooms Garden	0.00		0		0.00
2+ Story 2 BR Townhouse	0.00		0		0.00
2+ Story 3 BR Townhouse	0.00		0		0.00
2+ Story 4 BR Townhouse	0.00		0		0.00
Total			40	Total	28,822.16 **

* Including pro rata share of heated, residential common area. This information should match Structure tab of the excel application

2. Net Rentable Square Feet *

For purposes of calculating Net Rentable Square Feet, the units were measured from the face of each unit perimeter wall. The values below therefore indicate the actual square footage of each unit floor plan. (For example, there may be 2 distinct 1-bedroom floor plans, 3 distinct 2-bedroom floor plans, etc. The purpose of this section of the Architect Certification is to document and certify the floor space attributable to residential rental units in the development.)

Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space**

0.00%

	Unit Type	Floor Plan Square Feet	Number of Units This Floor Plan	Total
Mix 1	1 BR - 1 Bath	572.76	32	18328.32
Mix 2	2 BR - 2 Bath	847.71	8	6781.68
Mix 3				0
Mix 4				0
Mix 5				0
Mix 6				0
Mix 7				0
Mix 8				0
Mix 9				0
Mix 10				0
Mix 11				0
Mix 12				0
Mix 13				0
Mix 14				0
Mix 15				0
Mix 16				0
Mix 17				0
Mix 18				0
Mix 19				0
Mix 20				0
Mix 21				0
Mix 22				0
Mix 23				0
Mix 24				0
Mix 25				0
Mix 26				0
Mix 27				0
Mix 28				0
Mix 29				0
Mix 30				0
Mix 31				0
Mix 32				0
Mix 33				0
Mix 34				0
Mix 35				0
Mix 36				0
Mix 37				0
Mix 38				0
Mix 39				0
Mix 40				0
Mix 41				0
Mix 42				0
Mix 43				0
Mix 44				0
Mix 45				0
Mix 46				0
Mix 47				0
Mix 48				0
Mix 49				0
Mix 50				0
Totals			40	25110

*This information should match Unit Details page of the excel application

DEV Name: Marvin Gardens

Development Amenities:

I certify that the development's plans and specifications and proposed budget incorporate all items from VHDA's most current Minimum Design and Construction Requirements and the Unit by Unit write up. In the event the plans and specifications do not include VHDA Minimum Design and Construction Requirements and any immediate needs and recommendations from the Physical Needs Assessment, then those requirements still must be met, even though the application is accepted for credits. Please note that this may cause the Application to be ineligible for credits. The Requirements apply to any new, adaptive reuse or rehabilitated development (including those serving elderly and/or physically disabled households).

The Minimum Design & Construction Requirements may be found on VHDA's website at.....

www.VHDA.com

For any development upon completion of construction/rehabilitation: (non-mandatory amenities)

(Enter TRUE in each box where appropriate)

- TRUE a. The development will have a community/meeting room with a minimum of 749 square feet.
- 31.96 b.i,ii Percentage of brick or other similar low-maintenance material approved by the Authority covering the exterior walls (excluding triangular gable end area, doors, windows, kneewalls, columns, retaining walls, stairwells and any features that are not a part of the façade) Community buildings are to be included in percentage calculations.
- FALSE c. Water expense will be sub-metered (tenant will pay monthly or bi-monthly bill)
- FALSE d. Each bathroom consists only of Water Sense labeled toilets, faucets and showerheads
- TRUE e. Provide necessary infrastructure in all units for high-speed internet/broadband service.
- TRUE f. Free Wi-Fi access will be provided for community room for resident only usage.
- FALSE g. Each Unit is provided free individual high-speed Internet access
- OR
- FALSE h. Each Unit is provided free individual Wi-Fi access
- TRUE i.,j. Bath fan wired to primary light with delayed timer, or, continuous exhaust by ERV/DOAS OR Bath Fan with humidistat
- TRUE k. Fire Prevention - all Ranges equipped with temperature limiting controls
- OR
- FALSE l. Fire Suppression - Cooking surfaces are equipped with fire suppression features
- TRUE m. Rehab only- Each apartment has dedicated space, drain and electrical hookups to accept a permanently installed dehumidification system OR
- FALSE n. All development types- Each Unit is equipped with a permanent dehumidification system
- FALSE o. All interior doors within units are solid core
- TRUE p. At minimum one USB charging port in each Kitchen, Living room and all bedrooms
- TRUE q. All Kitchen light fixtures are LED and meet MDCR lighting guidelines
- FALSE r. Shelf or ledge outside each primary apartment entry door located in an interior hallway
- FALSE s. New Construction only- Each unit to have balcony or patios minimum depth 5' clear from face of building. Minimum 30 square feet.

DEV Name: Marvin Gardens

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:
(optional point items)

- TRUE a. All cooking ranges will have front controls
- TRUE b. All full bathrooms will have an independent or supplemental heat source
- TRUE c. All entrance doors have two eye viewers, one at 42" and the other at standard height

For all rehabilitation and adaptive reuse developments, upon completion of construction/rehabilitation:
(optional point items)

- FALSE The structure is listed individually in the National Register of Historic Places or is located in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will **be completed in such a manner as to be eligible for historic rehabilitation tax credits.**

Building Structure:

Number of Stories

- X **Low-Rise** (1-5 stories with any structural elements being wood frame construction)
- Mid-Rise** (5-7 stories with no structural elements being wood frame construction)
- High-Rise** (8 or more stories with no structural elements being wood frame construction)

Accessibility:

I certify that the development plans and specifications meet all requirements of the federal Americans with Disabilities Act and Fair Housing Act (if applicable).

I certify that the development plans and specifications meet all requirements of HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act. Complying units must be "permanently accessible," rather than to "adaptable" standards. Please reference Uniform Federal Accessibility Standards(UFAS) for more particular information.

Check one or none of the following point categories, as appropriate:

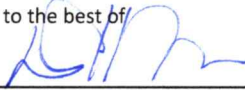
- Any development in which (i) the greater of 5 units or 10% of the total # of units will be assisted by HUD project-based vouchers or another form of documented and binding federal, state or locality project-based rent subsidies in order to ensure occupancy by extremely low-income persons; and (ii) the greater of 5 or 10% of the units will conform to HUD regulations interpreting accessibility requirements of Section 504 of the Rehabilitation Act.
(All of the units described in (ii) above must include roll-in showers (must contain permanent grab bars and fixed seats), roll under sinks, and front controls for ranges unless agreed to by the Authority prior to the applicant's submission of its application.)
60 pts.
- X Any development in which the greater of 5 units or 10% of the total # of units (i) have rents within HUD's Housing Choice Voucher payment standard; (ii) conform to HUD regulations interpreting accessibility requirements of Section 504 of the Rehabilitation Act
30 pts.
- Any development in which **five percent (5%)** of the total # of units (i) conform to HUD regulations interpreting accessibility requirements of Section 504 of the Rehabilitation Act
15 pts.

For any accessibility option elected above, all common space must also conform to accessibility requirements of HUD Section 504 regulations.

DEV Name: Marvin Gardens

DCH^a

As architect of record for the above referenced development, the above certifications are correct to the best of my knowledge.

Signed:	
Printed Name:	<u>Donald C. Harwood</u>
Title:	<u>Project Architect</u>
Virginia Registration #:	<u>005297</u>
Phone:	<u>864/915.2126</u>
Date:	<u>3.9.19</u>

NOTE TO ARCHITECT: If representatons in plans and specifications and/or any information certified in this certification is misrepresented then the architect may be penalized. Any change in this form may result in disqualification or a reduction of points under the scoring system. If you have any questions, please call JD Bondurant at VHDA (804) 343-5725.

Return this certification to the developer for inclusion in the tax credit application package.

DEV Name: Marvin Gardens

DCHa



Appendix F
VHDA's Universal Design Certification

FALSE Units in the development will meet VHDA's Universal Design Guidelines.
Before issuance of IRS Form 8609, applicant will provide documentation to VHDA as evidence that such units meet VHDA's Universal Design guidelines.

The number of rental units that will meet these standards: 0

The total number of rental units in this development: 40

NOTE: For Elderly Developments, 100% of the units in the development must meet the Universal Design standards in order to qualify for points.

For Family Developments, points are awarded based on a percentage of the number of units meeting the Universal Design standards.

For the tax credit applicant to qualify for points associated with Universal Design, the architect of record must be on VHDA's list of Universal Design certified architects. VHDA Universal Design Certifications are only valid for 2019 applications if certification date is after January 1, 2014

All tax credit applications which include amenity points for providing VHDA Universally Designed dwelling units must include plans that clearly identify the following items in the format found on vhda.com or no points will be awarded:

- Overall building plans identifying the location of Universal Design dwelling units, and the means of vertical transportation (if applicable), along the accessible route(Minimum scale 1/8"=1'-0"). Include a legend and Universal Design General Notes section. Anything other than a fully handicap accessible elevator must have been presented to and approved by VHDA for this project at least two weeks prior to submission of reservation application.
- Site plan and building plans identifying accessible pedestrian routes from all Universal Design units to accessible parking, leasing office, community room, laundry facility, mailboxes, garbage collection areas and public transportation pick up areas. Architect must identify running slope and cross slope of route, and consider any obstructions. Include required number of accessible parking spaces, a legend for the accessible route, and a Universal Design general notes section.
- Enlarged Universal Design unit plans (Minimum scale 1/4"=1'-0") identifying clearances and all Essential Elements

Signed: [Signature]

Printed Name: Donald C. Harwood
Architect of Record
(same individual as on page 7)

Date: 3.9.19

DEV Name: Marvin Gardens



Appendix F
RESNET Rater Certification of Development Plans

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP).
In the event the plans and specifications do not include requirements to meet the QAP baseline energy performance, then those requirements still must be met, even though the application is accepted for credits.

***Please note that this may cause the Application to be ineligible for credits. The Requirements apply to any new, adaptive reuse or rehabilitated development (including those serving elderly and/or physically disabled households).

In addition provide HERS rating documentation as specified in the manual

[] New Construction - EnergyStar Certification
The development's design meets the criteria for the EnergyStar certification.
Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide EnergyStar Certification to VHDA.

[x] Rehabilitation -30% performance increase over existing, based on HERS Index
Or Must evidence a HERS Index of 80 or better
Rater understands that before issuance of IRS Form 8609, rater must provide Certification to VHDA of energy performance.

[] Adaptive Reuse - Must evidence a HERS Index of 95 or better.
Rater understands that before issuance of IRS Form 8609, rater must provide Certification to VHDA of energy performance.

Additional Optional Certifications

I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am a certified verifier of said certification. In the event the plans and specifications do not include requirements to obtain the certification, then those requirements still must be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide Certification to VHDA.

[FALSE] Earthcraft Certification - The development's design meets the criteria to obtain Viridiant's EarthCraft Multifamily program Gold certification or higher

[FALSE] LEED Certification - The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.

[TRUE] National Green Building Standard (NGBS) - The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification

[FALSE] Enterprise Green Communities - The developmen's design meets the criteria for meeting meeting the requirements as stated in the Enterprise Green Communities Criteria for this developments construction type to obtain certification.

***Please Note Raters must have completed 500+ ratings in order to certify this form

Signed: [Signature]

Date: 3/13/19

Printed Name: Matt Waring

RESNET Rater

Resnet Provider Agency
Viridiant

Signature [Signature]

Provider Contact and Phone/Email Sean Evensen-Shanley (804)212-1934 / sean.evensen-shanley@viridiant.org

Home Energy Rating Certificate

Projected Report

Rating Date:
 Registry ID: Unregistered
 Ekotrope ID: mvoqe96L

HERS® Index Score:

58

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$584

*Relative to an average U.S. home

Home:

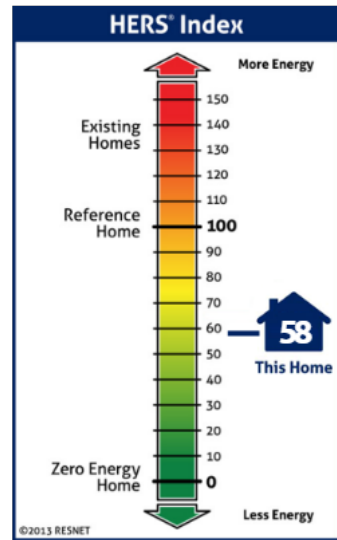
600 Maryland Ave
 Emporia, VA 23847

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]
Heating	1.9
Cooling	0.8
Hot Water	3.6
Lights/Appliances	9.8
Service Charges	
Generation (e.g. Solar)	0.0
Total:	16.2

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	608 sq. ft.
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 8.5 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER
Primary Water Heating:	Water Heater • Electric • 0.95 Energy Factor
House Tightness:	9 CFM50 (0.11 ACH50)
Ventilation:	None
Duct Leakage to Outside:	48.64 CFM25 (8 / 100 s.f.)
Above Grade Walls:	R-14
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A

Rating Completed by:

Energy Rater: Manon Shankle
 RESNET ID: 5201257

Rating Company: Viridiant
 1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant
 1431 W. Main Street, Richmond, VA 23220



Manon Shankle, Certified Energy Rater
 Date: 3/13/19 at 8:31 AM

G

Zoning Certification Letter
(MANDATORY)



CITY OF EMPORIA

Zoning Certification

Date: February 6, 2019

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220
Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Marvin Gardens

Name of Owner/Applicant: Marvin Gardens VA LLC

Name of Seller/Current Owner: Washington Elderly Limited Partnership

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credits.

DEVELOPMENT DESCRIPTION:

Development Address:

600 Maryland Avenue; Emporia, VA 23847

Legal Description:

All that certain lot, piece or parcel of land, situate, lying and being in the City of Emporia, Virginia, known and designated as Parcel B2, containing 4.292 acres, shown and designated on that certain plat entitled, "SUBDIVISION OF PARCEL 'B' BEACON DEVELOPMENT CORPORATION PROPERTIES" (P.B. 14, PG 187) CITY OF EMPORIA, VIRGINIA, made by Hoggard/Eure Associates, P.C., Engineers, Surveyors, Planners, Portsmouth, Virginia, dated October 19, 2001, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Map Book 15, page 35-37, to which reference is here made.

Proposed Improvements:

<input type="checkbox"/> New Construction:	<u> </u> # Units	<u> </u> # Buildings	<u> </u> Total Floor Area Sq. Ft.
<input type="checkbox"/> Adaptive Reuse:	<u> </u> # Units	<u> </u> # Buildings	<u> </u> Total Floor Area Sq. Ft.
<input checked="" type="checkbox"/> Rehabilitation:	<u>40</u> # Units	<u>10</u> # Buildings	<u>31,594</u> Total Floor Area Sq. Ft.

Zoning Certification, cont'd

Current Zoning: R-3 Residential District allowing a density of _____ units per acre, and the following other applicable conditions: _____
see attached zoning code

Other Descriptive Information:
multi-family dwellings

LOCAL CERTIFICATION:

Check one of the following as appropriate:

- The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.
- The development described above is an approved non-conforming use. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Beverly P. Hawthorne
Signature

Beverley P. Hawthorne
Printed Name

Community and Economic Development Manager
Title of Local Official or Civil Engineer

434-634-5056
Phone:

February 6, 2019
Date:

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.

H

Attorney's Opinion
(MANDATORY)

THE PRYZWANSKY LAW FIRM, P.A.

507 WEST PEACE STREET, SUITE 101
RALEIGH, NC 27603
919.828.8668 PHONE
919.828.8202 FAX

March 14, 2019

DAVID T. PRYZWANSKY
DAVID@PRYZLAW.COM

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220-6500

RE: 2019 Tax Credit Reservation Request

Name of Development: Marvin Gardens
Name of Owner: Marvin Gardens VA LLC

Gentlemen:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated March 14, 2019 (of which this opinion is a part) (the "Application") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low income housing tax credits ("Credits") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "Regulations").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary in order to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.
3. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.
4. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
5. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

Marvin Gardens VA LLC

ATTORNEY'S OPINION LETTER, continued

6. The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low-income housing.
7. The nonprofit organizations' ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.
8. It is more likely than not that the representations made under the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.
9. After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code 42(d)(2)(B) are not correct.

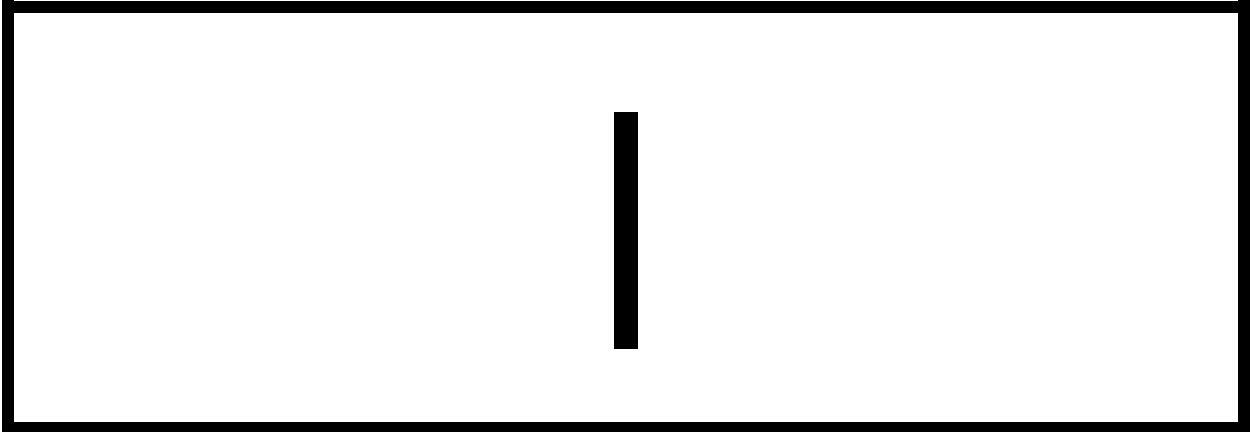
Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon compliance by the Owner with the requirements of Code Section 42(h)(1)(E), the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("VHDA") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by VHDA and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

The Pryzwansky Law Firm, P.A.

By: 
David T. Pryzwansky, Attorney



Nonprofit Questionnaire

(MANDATORY for points or pool)



Non-profit Questionnaire

Part II, 13VAC10-180-60, of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended (the "Code") establishes certain requirements for receiving credits from the non-profit pool established under the Plan and assigning points for participation of a non-profit organization in the development of qualified low-income housing.

Answers to the following questions will be used by the Authority in its evaluation of whether or not an applicant meets such requirements. Attach additional sheets as necessary to complete each question.

1. General Information

- a. Name of development: Marvin Gardens
- b. Name of owner/applicant: Marvin Gardens VA LLC
- c. Name of non-profit entity: SE RCAP
- d. Address of principal place of business of non-profit entity:
347 Campbell Avenue SW, Roanoke, VA 24016

Indicate funding sources and amount used to pay for office space:
Each of the programs operated by SERCAP pays for a pro rata share of office space from their own funding sources.

- e. Tax exempt status: 501(c)(3) 501(c)(4) 501(a)
- f. Date of legal formation of non-profit (must be prior to application deadline); _____
evidenced by the following documentation: _____
Certificate of Incorporation issued by the Virginia State Corporation Commission

- g. Date of IRS 501(c)(3) or 501(c)(4) determination letter (must be prior to application deadline and copy must be attached):
October 15, 1998
- h. Describe exempt purposes (must include the fostering of low-income housing in its articles of incorporation):
Article II, Section (C) - "To have and exercise all the general powers accorded to similar corporations by the laws of the State of Virginia or by the laws of another state or territory in which this corporation may do business as now existing herein or hereafter enacted."
"SERCAP's Articles of Incorporation does not specifically state foster of low income housing, but allows for any business hereafter enacted."
- i. Expected life (in years) of non-profit:
Perpetual

Non-profit Questionnaire, cont'd

- j. Explain the anticipated future activities of the non-profit over the next five years:
SERCAP's mission is to improve the quality of life for low-income individuals by promoting affordable water and wastewater facilities, community development, environmental health, and economic self-sufficiency. This mission will be achieved by disbursing loans for water, wastewater, planning and community development projects, providing owner-occupied housing (rental, housing counseling services, training and technical/financial assistance for community development projects, and by providing any other appropriate and/or related services to support the agency's mission.
- k. How many full time, paid staff members does the non-profit and, if applicable, any other non-profit organization(s) ("related non-profit(s)") of which the non-profit is a subsidiary or to which the non-profit is otherwise related have (i.e. by shared directors, staff, etc.)?
29 How many part time, paid staff members? 3
- Describe the duties of all staff members:
All SERCAP's staff members engage in activities directly related to supporting SERCAP's mission and achieving goals and deliverables. Activities include training of water/wastewater operators, providing technical assistance to local water/wastewater systems, building and maintaining relationships, providing project oversight, providing project administration (paperwork), coaching clients in financial literacy and capacity building, research, development of materials, marketing/outreach, and attracting funds through grant writing and fund-raising.
- l. Does the non-profit share staff with any other entity besides a related non-profit described above?
 Yes No If yes, explain in detail: _____
- m. How many volunteers does the non-profit and, if applicable, any related non-profit have?
300+ volunteers per year through SERCAP's VFC Alternative Break Program
- n. What are the sources and manner of funding of the non-profit? (You must disclose all financial and/ or the arrangements with any individual(s) or for profit entity, including anyone or any entity related, directly, indirectly, to the Owner of the Development
The majority of SERCAP's funding comes from governmental grants. SERCAP receives funds from: USDA Rural Development, US EPA, US HHS-OCS, VA DHCD, VA CSBG, and various local county governments in VA through annual budget requests. SERCAP also receives funds from CDBG contracts with localities including Pulaski, VA; Roanoke, VA; Mecklenburg, VA, etc. The remainder of SERCAP's revenue comes from interest income, program fees and private donations.
- o. List all directors of the non-profit, their occupations, their length of service on the board, and their residential addresses:
Available upon request.

2. Non-profit Formation

- a. Explain in detail the genesis of the formation of the non-profit:
Southeast Rural Community Assistance Project, inc. was created from the Virginia Water Project, which began as a water/wastewater infrastructure community action agency. Due to the success of VWP, a national initiative was undertaken by the federal government to create a network of Water Projects, modeled after the VWP, which became the RCAP Network. With the expansion of the RCAP network, our services have grown to include the promotion of affordable housing for rural Americans. Currently SERCAP assists in both single family and multi-family housing.

Non-profit Questionnaire, cont'd

- b. Is the non-profit, or has it ever been, affiliated with or controlled by a for-profit entity or local housing authority?

Yes No If yes, explain in detail:

- c. Has any for profit organization or local housing authority (including the Owner of the Development, joint venture partner, or any individual or entity directly or indirectly related to such Owner) appointed any directors to the governing board of the non-profit?

Yes No If yes, explain:

- d. Does any for-profit organization or local housing authority have the right to make such appointments?

Yes No If yes, explain:

- e. Does any for profit organization or local housing authority have any other affiliation with the non-profit or have any other relationship with the non-profit in which it exercises or has the right to exercise any other type of control?

Yes No, If yes, explain:

- f. Was the non-profit formed by any individual(s) or for profit entity for the principal purpose of being included in the non-profit Pool or receiving points for non-profit participation under the Plan?

Yes No

- g. Explain in detail the past experience of the non-profit including, if applicable, the past experience of any other related non-profit of which the non-profit is a subsidiary or to which the non-profit is otherwise related (by shared directors, staff, etc.):

SERCAP currently has partial ownership of 12 multi-family housing properties. SERCAP staff have also completed the LIHTC property training.

- h. If you included in your answer to the previous question information concerning any related non-profit, describe the date of legal formation thereof, the date of IRS 501(c)(3) or 501(c)(4) status, its expected life, its charitable purposes and its relationship to the non-profit.

NA

3. Non-profit Involvement

Non-profit Questionnaire, cont'd

a. Is the non-profit assured of owning an interest in the Development (either directly or through a wholly owned subsidiary) throughout the Compliance Period (as defined in §42(i)(1) of the Code)?

Yes No

(i) Will the non-profit own at least 10% of the general partnership/owning entity?

Yes No

(ii) Will the non-profit own 100% of the general partnership interest/owning entity?

Yes No

If no to either 3a.i or 3a.ii above, specifically describe the non-profit's ownership interest:
SERCAP is a member of Marvin Gardens VA LLC with 10% ownership interest.

b. (i) Will the non-profit be the managing member or managing general partner?
 Yes No If yes, where in the partnership/operating agreement is this provision specifically referenced?

(ii) Will the non-profit be the managing member or own more than 50% of the general partnership interest? Yes No

c. Will the non-profit have the option or right of first refusal to purchase the proposed development at the end of the compliance period for a price not to exceed the outstanding debt and exit taxes of the for-profit entity?

Yes No If yes, where in the partnership/operating agreement is this provision specifically referenced?

Page 1, Sections 1 and 2, Purchase Option and Right of First Refusal

Recordable agreement attached to the Tax Credit Application as TAB V

If no at the end of the compliance period explain how the disposition of the assets will be structured:

d. Is the non-profit materially participating (regular, continuous, and substantial participation) in the construction or rehabilitation and operation or management of the proposed Development?

Yes No If yes,

(i) Describe the nature and extent of the non-profit's proposed involvement in the construction or rehabilitation of the Development:

SERCAP's participation will be limited to the ROFR.

(ii) Describe the nature and extent of the non-profit's involvement in the operation or

Non-profit Questionnaire, cont'd

management of the Development throughout the Extended Use Period (the entire time period of occupancy restrictions of the low-income units in the Development);
SERCAP's participation will be limited to the ROFR.

(iii) Will the non-profit invest in its overall interaction with the development more than 500 hours annually to this venture? Yes No If yes, subdivide the annual hours by activity and staff responsible and explain in detail:

e. Explain how the idea for the proposed development was conceived. For example, was it in response to a need identified by a local neighborhood group? Local government? Board member? Housing needs study? Third party consultant? Other?
Flatiron Holdings, LLC contacted SERCAP for participation. Marvin Gardens is an existing property in need of major rehabilitation.

f. List all general partners/managing members of the Owner of the Development (one must be the non-profit) and the relative percentages of their interests:
Flatiron Holdings, LLC - 90%
SERCAP - 10%

g. If this is a joint venture, (i.e. the non-profit is not the sole general partner/managing member), explain the nature and extent of the joint venture partner's involvement in the construction or rehabilitation and operation or management of the proposed development.
SERCAP's participation is limited to the ROFR.

h. Is a for profit entity providing development services (excluding architectural, engineering, legal, and accounting services) to the proposed development? Yes No If yes, (i) explain the nature and extent of the consultant's involvement in the construction or rehabilitation and operation or management of the proposed development.

(ii) Explain how this relationship was established. For example, did the non-profit solicit proposals from several for-profits? Did the for-profit contact the non-profit and offer the services?
The for-profit entity contacted the non-profit for services.

i. Will the non-profit or the Owner (as identified in the application) pay a joint venture partner

Non-profit Questionnaire, cont'd

or consultant fee for providing development services? Yes No If yes, explain the amount and source of the funds for such payments.

j. Will any portion of the developer's fee which the non-profit expects to collect from its participation in the development be used to pay any consultant fee or any other fee to a third party entity or joint venture partner? Yes No If yes, explain in detail the amount and timing of such payments.

k. Will the joint venture partner or for-profit consultant be compensated (receive income) in any other manner, such as builder's profit, architectural and engineering fees, or cash flow? Yes No If yes, explain:

l. Will any member of the board of directors, officer, or staff member of the non-profit participate in the development and/or operation of the proposed development in any for-profit capacity? Yes No If yes, explain:

m. Disclose any business or personal (including family) relationships that any of the staff members, directors or other principals involved in the formation or operation of the non-profit have, either directly or indirectly, with any persons or entities involved or to be involved in the Development on a for-profit basis including, but not limited to the Owner of the Development, any of its for-profit general partners, employees, limited partners or any other parties directly or indirectly related to such Owner:

No personal (including family) relationships, relative to this project exist.

n. Is the non-profit involving any local, community based non-profit organizations in the development, role and operation, or provision of services for the development? Yes No If yes, explain in detail, including the compensation for the other non-profits:

Non-profit Questionnaire, cont'd

4. Virginia and Community Activity

- a. Has the Virginia State Corporation Commission authorized the non-profit to do business in Virginia? Yes No
- b. Define the non-profit's geographic target area or population to be served:
SERCAP serves the entire Commonwealth of Virginia with a focus on rural areas

- c. Does the non-profit or, if applicable, related non-profit have experience serving the community where the proposed development is located (including advocacy, organizing, development, management, or facilitation, but not limited to housing initiatives)?
 Yes No If yes, or no, explain nature, extent and duration of any service:
SERCAP has assisted families in the area with numerous housing needs including grants for repairs and housing rehabilitation.
These services required both project management and loan servicing by SERCAP.

- d. Does the non-profit's by laws or board resolutions provide a formal process for low income, program beneficiaries to advise the non-profit on design, location of sites, development and management of affordable housing? Yes No If yes, explain:

- e. Has the Virginia Department of Agriculture and Consumer Services (Division of Consumer Affairs) authorized the non-profit to solicit contributions/donations in the target community?
 Yes No
- f. Does the non-profit have demonstrated support (preferably financial) from established organizations, institutions, businesses and individuals in the target community?
 Yes No If yes, explain:

- g. Has the non-profit conducted any meetings with neighborhood, civic, or community groups and/or tenant associations to discuss the proposed development and solicit input? Yes No If yes, describe the meeting dates, meeting locations, number of attendees and general discussion points:

- h. Are at least 33% of the members of the board of directors representatives of the community being served? Yes No If yes,
(i) low-income residents of the community? Yes No

Non-profit Questionnaire, cont'd

(ii) elected representatives of low-income neighborhood organizations? Yes No

i. Are no more than 33% of the members of the board of directors representatives of the public sector (i.e. public officials or employees or those appointed to the board by public officials)? Yes No

j. Does the board of directors hold regular meetings which are well attended and accessible to the target community? Yes No If yes, explain the meeting schedule:

SERCAP holds quarterly Board Meetings in January, April, June and September of each year. Meetings are accessible via web-conference if members are unable to travel to the meetings and quorum is always met.

k. Has the non-profit received a Community Housing Development Organization (CHDO) designation, as defined by the U. S. Department of Housing and Urban Development's HOME regulations, from the state or a local participating jurisdiction? Yes No

l. Has the non-profit been awarded state or local funds for the purpose of supporting overhead and operating expenses? Yes No If yes, explain in detail:

m. Has the non-profit been formally designated by the local government as the principal community-based non-profit housing development organization for the selected target area? Yes No If yes, explain:

n. Has the non-profit ever applied for Low Income Housing Tax Credits for a development in which it acted as a joint venture partner with a for-profit entity? Yes No If yes, note each such application including: the development name and location, the date of application, the non-profit's role and ownership status in the development, the name and principals of the joint venture partners, the name and principals of the general contractor, the name and principals of the management entity, the result of the application, and the current status of the development(s).

Yes, a complete list is available upon request.

o. Has the non-profit ever applied for Low Income Housing Tax Credits for a development in which it acted as the sole general partner/managing member? Yes No If yes, note each such development including the name and location, the date of the application, the result of the application, and the current status of the development(s).

p. To the best of your knowledge, has this development, or a similar development on the same site, ever received tax credits before? Yes No If yes, explain:

Non-profit Questionnaire, cont'd

q. Has the non-profit been an owner or applicant for a development that has received a reservation in a previous application round from the Virginia Housing Partnership or the VHDA Housing Funds? Yes No If yes, explain:

r. Has the non-profit completed a community needs assessment that is no more than three years old and that, at a minimum identifies all of the defined target area's housing needs and resources? Yes No If yes, explain the need identified:


s. Has the non-profit completed a community plan that (1) outlines a comprehensive strategy for addressing identified community housing needs, (2) offers a detailed work plan and timeline for implementing the strategy, and (3) documents that the needs assessment and comprehensive strategy were developed with the maximum possible input from the target community? Yes No If yes, explain the plan:

5. Attachments


Documentation of any of the above need not be submitted unless requested by VHDA

The undersigned Owner and non-profit hereby each certify that, to the best of its knowledge, all of the foregoing information is complete and accurate. Furthermore, each certifies that no attempt has been or will be made to circumvent the requirements for non-profit participation contained in the Plan or Section 42 of the Internal Revenue Code.

2/25/19
Date

Marvin Gardens VA LLC
Owner/Applicant
By: 
Title: Managing Member

2/25/19
Date

SE RCAP
Non-profit
By: 
Board Chairman

Non-profit Questionnaire, cont'd

By: 
Executive Director

J

Relocation Plan

(MANDATORY, if tenants are displaced)

Note Regarding Relocation Plan for Marvin Gardens:

- Please note that Exhibit 2 is included in this application as plans, specs and a unit by unit work write up, which will be available to residents in the on-site management office.
- Please note that Exhibit 3 - Minimization of Construction Impact will be posted with this relocation plan.
- Please note that Exhibit 4a and 4b - Projected Rents and policy changes will be posted with this relocation plan.
- Please note that Exhibit 7 - Cost of Relocation to the Tenant will be \$0. Relocation expenses are included in the rehabilitation hard costs on the Hard Cost tab of this application. The final summary schedule of moving costs made to tenants (rent roll format; by tenant, by unit) will be submitted 30 days after the last tenant is relocated per the VHDA relocation guidelines.

Marvin Gardens

Renovation and Relocation Plan

Dated: February 25, 2019

Marvin Gardens is to be rehabilitated. Work is expected to commence in May of 2019 and take approximately one year to complete. No tenants will be permanently relocated. The rehabilitation of the Marvin Gardens will follow the HUD Uniform Relocation Assistance Act of 1970 (URA), the 2015 VHDA Relocation Assistance Guidelines and will provide uniform, fair and equitable treatment of tenants who are temporarily relocated.

No tenant shall be required to move until he or she has received at least thirty (30) days advance written notice of the date he or she will be required to move.

Any tenant who is temporarily relocated is guaranteed that he/she can return to his/her same unit. The Owner will pay for the tenant's belongings to be moved to and from the temporary location (two moves). This work is to be performed by the General Contractor (TBD). If available, the tenant may alternatively agree to permanently relocate to a different newly rehabilitated unit. In this case, the tenant's belongings would be moved directly to the new unit (if available) or into their temporary unit and then into their new unit. Any and all agreements with the tenant shall be kept by management in the tenant file. No tenant will be temporarily relocated for more than thirty (30) days. If a tenant is relocated for longer than thirty (30) days, additional information will be made available regarding tenant Advisory Services and Moving Cost Reimbursement.

Additional information is provided below:

- 1a. The contact person for the owner (Marvin Gardens VA LLC) is Jen Surber.(276-698-8760)
- 1b. The contact person for the property management company (GEM Management, LLC.) is Tami Fossum. (704-357-6000)
2. The scope of work to be completed which includes estimated start and completion dates is attached hereto as **Exhibit 2**.
3. The planned measures to minimize construction impact on occupied tenants is attached hereto as **Exhibit 3**.
4. The projected rents and rental policies after rehabilitation is attached hereto as **Exhibit 4**.
- 5-6. There are no tenants that will be permanently relocated.
7. The cost of relocation to tenants is \$0.
8. This plan shall be posted in plain sight for tenants to review.
9. All documentation related to relocation, including formal notices, bill receipts and canceled checks will be included in the tenant's file.

Marvin Gardens

UNIT LOCATION AGREEMENT

Date: _____

To: _____(insert tenant name and address)

In association with the attached Tenant Relocation Notice and Renovation and Relocation Plan for the Nottoway Manor, the undersigned hereby agrees as follows:

Initial one of the following:

_____ to move to a temporary unit and then return to my original unit after rehabilitation is complete

_____ to move only ONCE from my existing unit to a comparable rehabilitated unit identified as Unit _____.

Tenant:

GEM Management, LLC.

By: _____

Temporary Relocation Notice

Date: _____

To: _____

Marvin Gardens is to be rehabilitated. Work is expected to commence no less than thirty (30) days from the date of this letter. It is necessary for you to be temporarily located in order to complete the rehabilitation to the unit you occupy. Your relocation is projected to last thirty (30) days or less. Before you vacate your unit you must choose between the following options:

1. Move to a temporary unit and then return to your original unit after rehabilitation is complete; or
2. Move only ONCE from your existing unit into a comparable rehabilitated unit.

If you choose option 1, we will contact you when the rehabilitation to your unit is complete and you can move back to your unit. We will pay your moving and associated costs (including utility connections) to the temporary unit and back to your existing unit or comparable unit.

You will not be required to vacate your unit no sooner than_____.
You may vacate earlier if you desire. If so, please see the office manager to arrange an earlier moving date and time.

The address of the temporary unit where you will be relocated is_____.

The move in inspection will be completed on_____.

You will receive the keys to your new unit on_____.

If you have any questions, please contact_____.

My signature below is acknowledgement of my receipt and understanding of the above notice.

Resident Signature

Date

Exhibit 3 - Minimization of Construction Impact

Any Resident who is temporarily relocated is guaranteed that he/she can return to his/her same unit. The Owner will pay for the tenant's belongings to be moved to and from the temporary location (two moves). This work will be performed by the General Contractor. If available, the Resident may alternatively agree to permanently relocate to a different newly rehabilitated unit. In this case, the Resident's belongings would be moved directly to the new unit (if available) or into their temporary unit and then into their new unit. No Resident will be temporarily relocated for more than 30 days.

Exhibit 4a Projected Rents:

1 BR - 1 Bath	30% AMI	4	572.76	\$269.00
1 BR - 1 Bath	50% AMI	16	572.76	\$488.00
1 BR - 1 Bath	60% AMI	12	572.76	\$540.00
2 BR - 1 Bath	40% AMI	0	847.71	\$0.00
2 BR - 1 Bath	60% AMI	0	847.71	\$640.00
2 BR - 1 Bath	80% AMI	8	847.71	\$640.00

Exhibit 4b Projected Policy Changes:

GEM Management will be the new property manager and GEM policies will go into effect. A copy of GEM policies will be made available in the site manager's office.

K

Documentation of
Development Location:

Location Map

18-054 Marvin Gardens

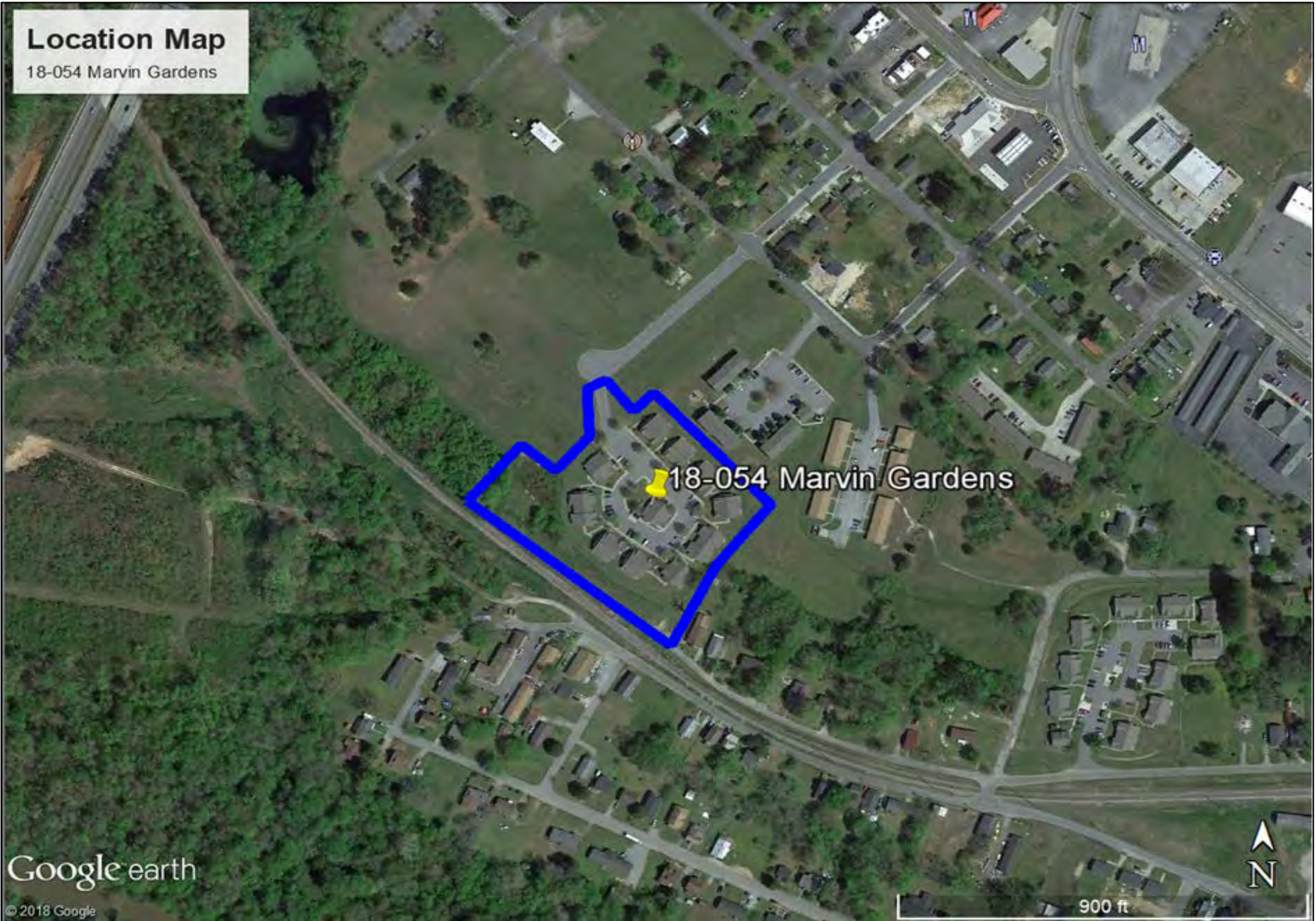
18-054 Marvin Gardens

Google earth

© 2018 Google



900 ft



K.1

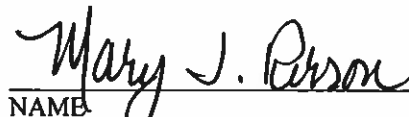
Revitalization Area
Certification

JD Bondurant
Virginia Housing Development Authority
601 South Belvidere Street
Richmond, VA 23220

VHDA Tracking Number: 2018-C-56
Development Name: Marvin Gardens
Development Jurisdiction: Marvin Gardens/City of Emporia
Name of Owner/Applicant: Marvin Gardens VA LLC

RESOLUTION

The above-referenced development is located in a Revitalization Area in the City of Emporia, Virginia. The revitalization area is (i) **either** (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, or (2) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.


NAME
Mayor, City of Emporia

ATTEST:


Clerk of the City of Emporia City Council

Adopted by the City Council of Emporia, Virginia, this 20th day of February, 2018.

**MINUTES
EMPORIA CITY COUNCIL
CITY OF EMPORIA MUNICIPAL BUILDING
FEBRUARY 20, 2018**

Note to Reader: Although the printed agenda document for this City Council meeting is not part of these minutes, the agenda document provides background information on the items discussed by City Council during the meeting. A copy of the agenda document for this meeting may be obtained by contacting the Office of the City Clerk.

Emporia City Council held a regular meeting on Tuesday, February 20, 2018 at 6:30 p.m. in the Council Chambers of the Municipal Building, located at 201 South Main Street, Emporia, Virginia. Mayor Mary L. Person presided over the meeting with Carolyn Carey, Council Member offering the invocation.

ROLL CALL

The following City Council members were present:

Councilman F. Woodrow Harris
Councilman James C. Saunders
Councilwoman Carolyn S. Carey
Councilwoman L. Dale Temple
Councilwoman Carol Mercer
Councilwoman Doris T. White
Councilman Mark Mitchell

Others present:

Mary L. Person, Mayor
C. Butler Barrett, City Attorney
Brian S. Thrower, City Manager
Tessie S. Wilkins, City Clerk
W. S. Harris, Jr., Treasurer
Joyce E. Prince, Commissioner of the Revenue
Todd Anderson, Major
Keith Prince, Sheriff

Absent:

18-11. Low Income Housing Tax Credit (LIHTC) Application – Marvin Gardens and Washington Square Apartments

Mr. Thrower reported that Jen Surber, representing Flatiron Holdings, LLC, sent a correspondence requesting that this item be placed on the agenda. He also reported that according

to Ms. Surber, Flatiron Holdings, LLC would be seeking low-income housing tax credits to acquire and rehabilitate the properties known as Marvin Gardens and Washington Square Apartments located off of Washington Street.

Mr. Thrower stated that according to Ms. Surber, if they are awarded the credits, “the rehabs would be substantial, approximately \$45,000 per apartment in hard costs and would include, but not be limited to, new roofs, windows, HVAC, water heaters, kitchen cabinets, all appliances, bathroom upgrades, flooring, trim, painting, resurfacing of the parking areas, increased accessibility, and an addition to the community/on-site management/laundry building.”

Mr. Thrower stated that Jen Surber, representing Flatiron Holdings, LLC, has requested Council to adopt resolutions designating Marvin Gardens and Washington Square apartments as revitalization areas. He also stated that she had also requested Council to adopt ordinances partially exempting both developments from that portion of their real property taxes accruing as a result of an increase in property value due to proposed improvements. He further stated that the proposed tax abatement would not exceed \$2,000.00 annually per property for a period of three tax years (maximum of \$12,000.00 total). He stated that according to Ms. Surber, the tax credit application would be stronger and receive additional points if Council adopted the requested resolutions and ordinances.

Mr. Thrower stated that it was his understanding the apartment units already serve low-income individuals. He also stated that assisting Flatiron Holdings, LLC with its requests will facilitate the maintenance and improvement of the properties, should the properties be awarded the tax credits.

Mr. Thrower stated that Charlie Irick representing Flatiron, LLC was in attendance to answer any questions Council may have.

He recommended that Council approve the two revitalization area resolutions at tonight’s meeting and authorize conducting a public hearing regarding the partial tax exemption related ordinances at the March 6, 2018 meeting.

Councilman Harris made a motion to adopt **Resolution No. 18-02 and 18-03** designating Marvin Gardens and Washington Square apartments as revitalization areas, authorize conducting a public hearing regarding the partial tax exemption related ordinances, seconded by Councilman Saunders, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carolyn S. Carey	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Doris T. White	aye
Councilman Mark Mitchell	aye

PUBLIC HEARING

1. Low Income Housing Tax Credit (LIHTC) Application – Marvin Gardens and Washington Square Apartments

Emporia's City Council held a Public Hearing on Tuesday, March 6, 2018 at 6:30 p.m. in the Council Chambers of the Municipal Building, located at 201 South Main Street, Emporia, Virginia. Mayor Mary L. Person presided over the session.

ROLL CALL

The following City Council members were present:

Councilman F. Woodrow Harris
Councilman James C. Saunders
Councilwoman Carolyn S. Carey
Councilwoman L. Dale Temple
Councilwoman Carol Mercer
Councilwoman Doris T. White
Councilman Mark Mitchell

Others present:

Mary L. Person, Mayor
C. Butler Barrett, City Attorney
Brian S. Thrower, City Manager
Tessie S. Wilkins, City Clerk
Dr. Edwin C. Daley, Assistant City Manager
Ricky Pinksaw, Chief of Police
Linwood Pope, Director of Utilities

Absent:

1. Low Income Housing Tax Credit (LIHTC) Application – Marvin Gardens and Washington Square Apartments

Mr. Thrower reported that Jen Surber, representing Flatiron Holdings, LLC, sent a correspondence requesting that this item be placed on the agenda. He also reported that according to Ms. Surber, Flatiron Holdings, LLC would be seeking low-income housing tax credits to acquire and rehabilitate the properties known as Marvin Gardens and Washington Square Apartments located off of Washington Street.

Mr. Thrower stated that according to Ms. Surber, if they are awarded the credits, "the rehabs would be substantial, approximately \$45,000 per apartment in hard costs and would

include, but not be limited to, new roofs, windows, HVAC, water heaters, kitchen cabinets, all appliances, bathroom upgrades, flooring, trim, painting, resurfacing of the parking areas, increased accessibility, and an addition to the community/on-site management/laundry building.”

Mr. Thrower reported that Jen Surber, representing Flatiron Holdings, LLC, has requested Council to adopt the resolutions designating Marvin Gardens and Washington Square apartments as revitalization areas. He also reported that Council adopted those resolutions at the February 20, 2018 meeting.

Mr. Thrower stated that she had also requested Council to adopt ordinances partially exempting both developments from that portion of their real property taxes accruing as a result of an increase in property value due to proposed improvements. He also stated that the proposed tax abatement would not exceed \$2,000.00 annually per property for a period of three tax years (maximum of \$12,000 total). He further stated that according to Ms. Surber, the tax credit application would be stronger and receive additional points if Council adopted the requested resolutions and ordinances. He reported that Council approved conducting a public hearing regarding the ordinances at the February 20, 2018 meeting.

Mr. Thrower stated that it was his understanding the apartment units already serve low-income individuals. He also stated that assisting Flatiron Holdings, LLC with its requests will facilitate the maintenance and improvement of the properties, should these properties be awarded the tax credits.

He recommended that Council adopt the partial tax exemption related ordinances.

Mayor Person asked if there was anyone present who wished to speak regarding this matter.

With there being no comments to come before City Council, Mayor Person declared the public hearing closed.

Mary L. Person, Mayor

Tessie S. Wilkins, CMC
City Clerk

**MINUTES
EMPORIA CITY COUNCIL
CITY OF EMPORIA MUNICIPAL BUILDING
March 6, 2018**

Note to Reader: Although the printed agenda document for this City Council meeting is not part of these minutes, the agenda document provides background information on the items discussed by City Council during the meeting. A copy of the agenda document for this meeting may be obtained by contacting the Office of the City Clerk.

Emporia City Council held a regular meeting on Tuesday, March 6, 2018 at 6:30 p.m. in the Council Chambers of the Municipal Building, located at 201 South Main Street, Emporia, Virginia. Mayor Mary L. Person presided over the meeting with Carolyn Carey, Council Member offering the invocation.

ROLL CALL

The following City Council members were present:

Councilman F. Woodrow Harris
Councilman James C. Saunders
Councilwoman Carolyn S. Carey
Councilwoman L. Dale Temple
Councilwoman Carol Mercer
Councilwoman Doris T. White
Councilman Mark Mitchell

Others present:

Mary L. Person, Mayor
C. Butler Barrett, City Attorney
Brian S. Thrower, City Manager
Tessie S. Wilkins, City Clerk
Dr. Edwin C. Daley, Assistant City Manager
Ricky Pinksaw, Chief of Police
Linwood Pope, Director of Utilities

Absent:

NEW BUSINESS

18-15. Low Income Housing Tax Credit (LIHTC) Application – Marvin Gardens and Washington Square Apartments

Mr. Thrower stated that this item was the subject of the public hearing previously held.

Councilman Saunders made a motion to adopt **Ordinance No. 18-05** to partially exempt real estate taxation for the proposed rehabilitated property known as Marvin Gardens Apartments, henceforth known as Marvin Gardens, located in Emporia, Virginia, by local classification or designation from assessment of taxes, seconded by Councilman Harris, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Carolyn S. Carey	aye
Councilwoman Doris T. White	aye
Councilman Mark Mitchell	aye

Councilman Saunders made a motion to adopt **Ordinance No. 18-06** to partially exempt real estate taxation for the proposed rehabilitated property known as Washington Square Apartments, henceforth known as Washington Square, located in Emporia, Virginia, by local classification or designation from assessment of taxes, seconded by Councilman Harris, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Carolyn S. Carey	aye
Councilwoman Doris T. White	aye
Councilman Mark Mitchell	aye

MINUTES
EMPORIA CITY COUNCIL
CITY OF EMPORIA MUNICIPAL BUILDING
February 5, 2019

Note to Reader: Although the printed agenda document for this City Council meeting is not part of these minutes, the agenda document provides background information on the items discussed by City Council during the meeting. A copy of the agenda document for this meeting may be obtained by contacting the Office of the City Clerk.

Emporia City Council held a regular meeting on Tuesday, February 5, 2019, at 6:30 p.m. in the Council Chambers of the Municipal Building, located at 201 South Main Street, Emporia, Virginia. Mayor Mary L. Person presided over the meeting with Clifton Threat, Council Member offering the invocation.

ROLL CALL

The following City Council members were present:

Councilman F. Woodrow Harris
Councilman James C. Saunders
Councilman Clifton Threat
Councilwoman L. Dale Temple
Councilwoman Yolanda Hines
Councilwoman Carol Mercer

Others present:

Mary L. Person, Mayor
C. Butler Barrett, City Attorney
William E. Johnson III, City Manager
Beverly P. Hawthorne, Economic Development Manager
Ricky Pinksaw, Chief of Police
Tessie S. Wilkins, City Clerk
Keith Prince, Sheriff

Absent:

Councilwoman Doris T. White
Dr. Ed Daley, Assistant City Manager

MINUTES APPROVAL

Mayor Person stated that the Regular meeting minutes would be distributed to Council at the next meeting.

AGENDA APPROVAL

Mayor Person stated the additional of Closed Session pursuant to Virginia Code § (A) (3) Real Estate.

Councilman Harris made the motion to move **Closed Session (A) (1) Appointment and Personnel Matter** to open session.

Mayor Person stated the deletion of **Closed Session (A) (1) Appointment and Personnel Matter**.

Councilwoman Mercer made the motion to approve the amended agenda with the additional of **Closed Session (A) (3) Real Estate** and the deletion of **(A) (1) Appointment and Personnel**, seconded by Councilman Threat, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

AWARDS AND RECOGNITIONS

NEW BUSINESS

19-08. Sexual Assault Program – Appropriation Ordinance

Mr. Johnson stated that the City annually received grant funds from the Department of Criminal-Justice Services for the Sexual Assault Program. He also stated that the City received notification of a special grant award for calendar year 2019 in the amount of \$12,655.00. He further stated that in order for the City to utilize the grant funds for the Sexual Assault Program, Council would need to appropriate the funds into the Fiscal Year 2018-2019 Operating Budget.

He recommended that Council adopt this ordinance.

Councilman Saunders made a motion to adopt **Ordinance No. 19-03** to appropriate the sum of \$250.00 in donated funds, seconded by Councilwoman Temple, which passed as follows:

Councilman F. Woodrow Harris	abstain
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

19-09. Greenville Emporia Transit Partnership – Request by Council Member White

Councilwoman Mercer made the motion for the City to continue its partnership with Greenville Emporia Transit Partnership, seconded by Councilman Threat.

Councilman Saunders stated that the bus rider ship had increased, but out of a \$160,000 budget rider ship accounted for only \$5,000. He also stated that the federal government, DSS

and the state are currently contributing to the budget. He further stated that economy was doing well now, but the federal deficits continue to increase. He stated that if approve he would like to add the verbiage should any or part of the major funding resources be reduced that the City has the right to exit this deal within 60 days.

Councilman Harris stated that he realizes that the bus transit is useful to the handful of citizens who use it. He also stated that increase in ridership have been minimal with not that much of change. He further stated that there are lots of great ideas that the government can't afford to do and there is no way a government can be all things to all people then that effort will lead to bankruptcy. He stated that the cost of continuing the service falls back on the taxpayers. He also stated that the taxpayers of the City have a little less every time Council expends public dollars for a few to benefit from.

Councilwoman Mercer made the motion for the City to continue its partnership with Greenville Emporia Transit Partnership, seconded by Councilman Threat, which passed as follows:

Councilman F. Woodrow Harris	nay
Councilman James C. Saunders	nay
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

19-10 City Council Advance Day – Request to Approve Date

Mr. Johnson stated that the City Clerk had contacted Council regarding available dates to hold your City Council Advance Day formally known as City Council Retreat. He also stated that date of Saturday, March 30, 2019, appears to be the date everyone is available. He further stated that the Emporia-Greenville Regional Airport Office is also available for use on that day.

He recommended that Council approve holding the Council Advance Day on Saturday, March 30, 2019 starting at 9:00 a.m. at the Emporia-Greenville Regional Airport Office. He stated that he would be preparing the agenda over the next couple of months. He also stated to contact him should Council wish to add items for discussion.

Councilwoman Temple made a motion to approve holding the Council Advance Day on Saturday, March 30, 2019, seconded by Councilwoman Mercer, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

19-11. Boards and Commissions – Various Term Expirations

Mr. Johnson stated that the City of Emporia has several members on its Boards and Commissions whose terms will expire soon as following:

Board of Zoning Appeals – On February 28, 2019, the four-year terms of Ms. Cora Hines and Ms. Marva Dunn on the City’s Board of Zoning Appeals will expire. Ms. Hines has stated that she does wish to be considered for appointment. Ms. Dunn has submitted her letter of resignation from the Board of Zoning Appeals effective January 16, 2019.

Nominations for seats on the City’s Board of Zoning Appeals require a thirty-day notice to the Circuit Court for official appointment.

Councilwoman Mercer made a motion to nomination Cora Hine name to be submitted to the Circuit Court for official appointment, seconded by Councilwoman Temple, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

Mayor Person asked if anyone wished to make a nomination concerning Ms. Dunn term on the Board of Zoning Appeals.

It was the consensus of Council to carry this over to the next City Council meeting.

Emporia Redevelopment & Housing Authority – Marva Dunn has submitted her letter of resignation from the Emporia Redevelopment & Housing Authority effective January 16, 2019. Her unexpired four-year term on the Emporia Redevelopment and Housing Authority has an expiration date of March 1, 2020. As a result, City Council needs to make a nomination(s) to fill the vacant seat.

Mayor Person asked if anyone wished to make a nomination.

It was the consensus of Council to carry this over to the next City Council meeting.

19-12. Low-Income Housing Tax Credit (LIHTC) Application – Marvin Gardens Apartment

Mr. Johnson stated that in February 2018, Jen Surber, representing Flatiron Holdings, LLC, was seeking low-income housing tax credits to acquire and rehabilitate the properties known as Marvin Gardens and Washington Square Apartments located off Washington Street.

Mr. Johnson stated that City Council adopted the appropriate resolution designating Marvin Gardens and Washington Square apartments as revitalization areas. He also stated that City Council also adopted the appropriate ordinances partially exempting both developments from that portion of their real estate taxes accruing as a result of an increase in property value due to proposed improvements.

Mr. Johnson stated that during last years’ round of funding the application for Marvin Gardens was not approved. He also stated that the resolution adopted by City Council on

February 20, 2018 is still valid. He further stated that the ordinance adopted by City Council, at that same meeting, had a 18-month commencement date. He stated that with that being said a new ordinance was required because the work will not commence within the 18-month time frame.

He recommended that Council adopt this ordinance.

Councilman Saunders made a motion to adopt **Ordinance No. 19-02** to partially exempt Real Estate Taxation for the proposed rehabilitated property known as Marvin Gardens Apartments, Henceforth known as Marvin Gardens, located in Emporia, Virginia, by local classification or designation from full assessment of taxes, seconded by Councilwoman Mercer, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

19-13. Black History Month – Proclamation

Mayor Person proclaimed February 1-28, 2019 as Black History Month in the City of Emporia.

PUBLIC COMMENT

Mayor Person asked if anyone wished to bring a matter before City Council members adhering to the three-minute time limit.

Mr. Mark Mitchell, 604 Temple Street, Emporia, VA addressed Council stating that he would like for Council to reconsider giving themselves a raise and to give it to the City workers. He also stated that he voted for the increase for Council, but if he remained on Council, he was going to vote for the City worker to get the increase instead. He further stated that Mayor Person recently took a trip to California to the United States Conference of Mayors on taxpayer money. He stated that this trip was not approved by Council. He also stated that there is a line item in the budget for Virginia's conferences. He further stated that she spent nearly \$3,000.00 on this conference, and he finds it as an insult to all taxpayers. He stated as a taxpayer of the City, he wanted answers and this should be investigated. He further stated that the Mayor should have to reimburse the City for the trip.

Mr. Carnell Hines, 6510 E Atlantic Street, Emporia, VA addressed Council by inviting them to Habitat for Humanity Dedication Ceremony for 502 Washington Street February 16, 2019 at 3:00 p.m.

*****CLOSED SESSION*****

Councilman Harris moved that Closed Session be entered for the purpose of discussing Virginia Code Sections § 2.2 3711 (A) (3) **Acquisition of Real Property**, seconded by Councilwoman Temple, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

*****Regular Session*****

Councilwoman Mercer moved that the meeting be returned to Regular Session. Councilwoman Temple seconded the motion, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

CERTIFICATION

Councilwoman Temple moved to certify the following:

1. only public business matters are lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Session to which this certification applies, and
2. only such public business matter as were identified in the motion by which the Closed Session was convened were heard, discussed, or considered by City Council.

, seconded by Councilwoman Mercer, which passed as follows:

Councilman F. Woodrow Harris	aye
Councilman James C. Saunders	aye
Councilwoman Carol Mercer	aye
Councilwoman L. Dale Temple	aye
Councilwoman Yolanda G. Hines	aye
Councilman Clifton Threat	aye

ADJOURNMENT

With no further business to come before City Council, Mayor Person adjourned the meeting.

Mary L. Person, Mayor

Tessie S. Wilkins, CMC
City Clerk

K.2

Location Map

Location Map

18-054 Marvin Gardens



18-054 Marvin Gardens

Google earth

© 2018 Google



900 ft

K.3

Surveyor's Certification of
Proximity to Public
Transportation

ADDISON SURVEYORS
432 EAST MAIN STREET
ABINGDON, VA 24210
276-676-3001 PHONE
276-676-3190 FAX
robin@addisonsurveyors.com

Surveyor's Certification of Proximity to Transportation

DATE: 1/29/2019

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, VA 23220-6500

RE: 2019 Tax Credit Reservation Request

Name of Development: Marvin Gardens

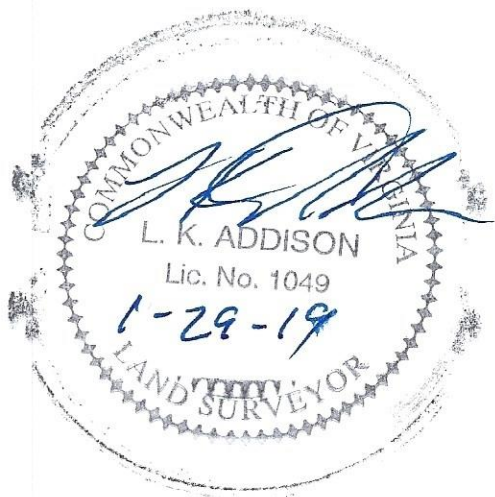
Name of Owner: Marvin Gardens VA LLC

Gentlemen:

This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

- 2,640 feet or ½ mile of the nearest access point to an existing commuter rail, light rail or subway station; **or**
- 1,320 feet or ¼ mile of the nearest access point to an existing public bus stop.



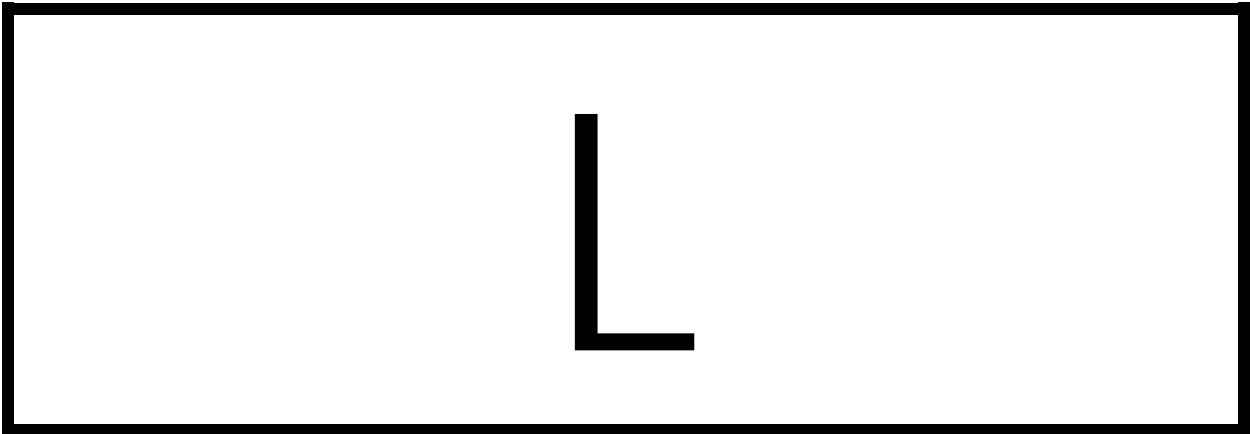
ADDISON ENTERPRISES, INC. DBA ADDISON SURVEYORS

Firm Name

By: *L. K. Addison*

Its: PRESIDENT - CERTIFIED LAND SURVEYOR

Title



PHA/Section 8 Notification
Letter



PHA or Section 8 Notification Letter

Development Name: Marvin Gardens

Tracking #: 2019-C-37

If you have any questions, please call the Tax Credit Department at (804) 343-5518.

General Instructions

1. Because of conflicting program requirements regarding waiting list procedures, this letter is not applicable to those developments that have project based Section 8 or project based vouchers.
2. This PHA or Section 8 Notification letter must be included with the application.
3. 'Development Address' should correspond to I.A.2 on page 1 of the Application.
4. 'Proposed Improvements' should correspond with I.B & D and III.A of the Application.
5. 'Proposed Rents' should correspond with VII.C of the Application.
6. 'Other Descriptive Information' should correspond with information in the application.

NOTE: Any change to this form letter may result in a reduction of points under the scoring system.

PHA or Section 8 Notification Letter

DATE: 2/25/2019

TO: Sussex County
233 L South County Drive
Waverly, VA 23890

RE: PROPOSED AFFORDABLE HOUSING DEVELOPMENT

Name of Development: Marvin Gardens

Name of Owner: Marvin Gardens VA LLC

I would like to take this opportunity to notify you of a proposed affordable housing development to be completed in your jurisdiction. We are in the process of applying for federal low-income housing tax credits from the Virginia Housing Development Authority (VHDA). We expect to make a representation in that application that we will give leasing preference to households on the local PHA or Section 8 waiting list. Units are expected to be completed and available for occupancy beginning on October, 2021 (date).

The following is a brief description of the proposed development:

Development Address:

600 Maryland Avenue; Emporia, VA 23847

Proposed Improvements:

<input type="checkbox"/> New Constr.:	_____ # units	_____ # Bldgs
<input type="checkbox"/> Adaptive Reuse:	_____ # units	_____ # Bldgs
<input checked="" type="checkbox"/> Rehabilitation:	<u>40</u> # units	<u>10</u> # Bldgs

Proposed Rents:

<input type="checkbox"/> Efficiencies:	\$ _____ / month
<input checked="" type="checkbox"/> 1 Bedroom Units:	\$ <u>269/488/540</u> / month
<input checked="" type="checkbox"/> 2 Bedroom Units:	\$ <u>640</u> / month
<input type="checkbox"/> 3 Bedroom Units:	\$ _____ / month
<input type="checkbox"/> 4 Bedroom Units:	\$ _____ / month

Other Descriptive Information:

Marvin Gardens will involve the rehabilitation of 40 existing apartment units.


PHA or Section 8 Notification Letter

We appreciate your assistance with identifying qualified tenants.

If you have any questions about the proposed development, please call me at (776) 698-760.

Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours,



Name

Managing Member

Title

To be completed by the Local Housing Authority or Sec 8 Administrator:

Seen and Acknowledged By: 

Printed Name: Brenda Drew

Title: Housing Coordinator

Phone: 804-834-1302

Date: 2/26/19

M

Locality CEO Response
Letter



CITY OF EMPORIA

Locality CEO Letter

2-6-2019

Date

JD Bondurant
Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220

VHDA Tracking Number: 2019-C-37

Development Name: Marvin Gardens

Name of Owner/Applicant: Marvin Gardens VA LLC

Dear Mr. Bondurant:

The construction or rehabilitation of the above-named development and the allocation of federal housing tax credits available under IRC Section 42 for said development will help to meet the housing needs and priorities of City of Emporia. Accordingly, City of Emporia supports the allocation of federal housing tax credits requested by Marvin Gardens VA LLC for this development.

Yours truly,

Signature

William E. Johnson, III

[CEO Name]

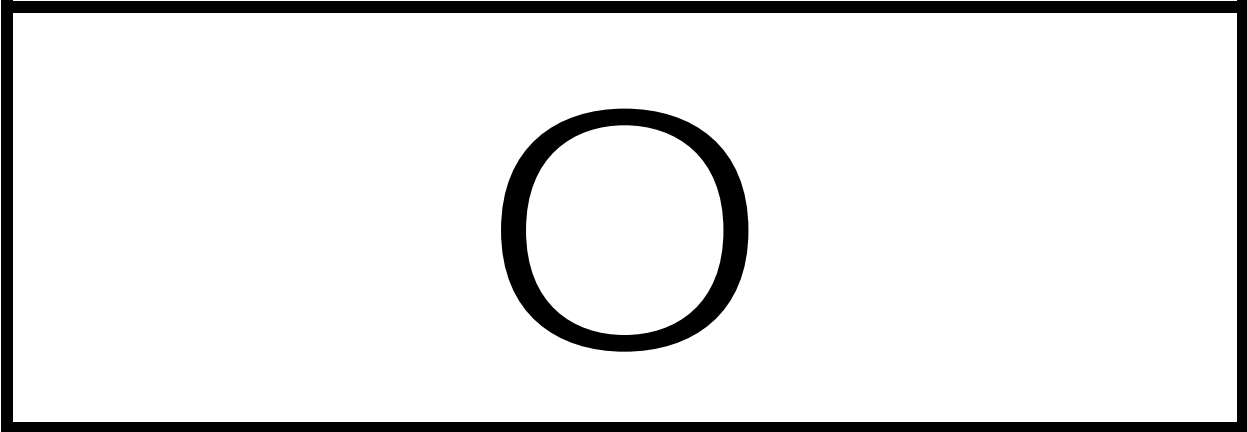
City Manager

[Title]

N

Homeownership Plan

NA



O

Plan of Development
Certification Letter

NA

P

Copies of 8609s to
Certify Developer
Experience and
Partnership agreements

VHDA Experienced LIHTC Developers

Notes:

Updated:

1/30/2019

I Listed if 'named' Controlling General Partner or Managing Member (as confirmed by supporting documentation)

I Listed if documentation supported at least 6 LIHTC developments

I Listed if a principal who has developed at least 3 LIHTC deals and has at least \$500,000 in liquid assets

See LIHTC Manual for instructions on being added to this list

INDIVIDUALS

1 Alexander, Randall P.	28 Gardner, Mark E.	55 Park, Richard A.
2 Arista, Roberto	29 Gunderman, Timothy L.	56 Park, William N.
3 Barnhart, Richard K.	30 Haskins, Robert G.	57 Pasquesi, R.J.
4 Baron, Richard	31 Heatwole, F. Andrew	58 Pedigo, Gerald K.
5 Bennett, Vincent R.	32 Honeycutt, Thomas W.	59 Poulin, Brian M.
6 Burns, Laura P.	33 Hunt, Michael C.	60 Queener, Brad
7 Cohen, Howard Earl	34 Jester, M. David	61 Ripley, F. Scott
8 Connelly, T. Kevin	35 Johnston, Thomas M.	62 Ripley, Ronald C.
9 Connors, Cathy	36 Jones Kirkland, Janice	63 Ross, Stephen M.
10 Copeland, M. Scott	37 Kirkland, Milton L.	64 Salazar, Tony
11 Copeland, Robert O.	38 Kittle, Jeffery L.	65 Sari, Lisa A.
12 Copeland, Todd A.	39 Koogler, David M.	66 Sinito, Frank T.
13 Cordingley, Bruce A.	40 Koogler, David Mark	67 Stockmaster, Adam J.
14 Counselman, Richard	41 Lancaster, Dale	68 Stoffregen, Phillip J.
15 Crosland, Jr., John	42 Lawson, Phillip O.	69 Surber, Jen
16 Curtis, Lawrence H.	43 Lawson, Steve	70 Valey, Ernst
17 Daigle, Marc	44 Leon, Miles B.	71 Uram, David
18 Dambly, Mark H.	45 Lewis, David R.	72 Woda, Jeffrey J.
19 Deutch, David O.	46 Margolis, Robert B.	73 Wohl, Michael D.
20 Dischinger, Chris	47 McCormack, Kevin	74 Wolfson, III, Louis
21 Douglas, David D.	48 McNamara, Michael L.	
22 Ellis, Gary D.	49 Melton, Melvin B.	
23 Fekas, William L.	50 Midura, Ronald J.	
24 Fitch, Hollis M.	51 Mirmelstein, George	
25 Fore, Richard L.	52 Nelson, IV, John M.	
26 Franklin, Wendell C.	53 Orth, Kevin	
27 Friedman, Mitchell M.	54 Parent, Brian	

NON-PROFITS, LHAs & (PUBLICLY TRADED) CORPORATIONS

- 1 AHC, Inc.
- 2 Alexandria RHA
- 3 Arlington Partnership for Affordable Housing (APAH)
- 4 Better Housing Coalition
- 5 Buckeye Community Hope Foundation
- 6 Community Housing Partners
- 7 Community Housing, Inc.
- 8 ElderHomes (dba Project: Homes)
- 9 Enterprise Homes, Inc
- 10 Fairfax County RHA
- 11 Homes for America, Inc.
- 12 Humanities Foundation, Inc.
- 13 Huntington Housing, Inc.
- 14 Newport News RHA
- 15 NHT Communities
- 16 Norfolk Redevelopment Housing Authority
- 17 People Incorporated
- 18 Piedmont Housing Alliance
- 19 Portsmouth RHA
- 20 RHA/Housing, Inc.
- 21 The Community Builders
- 22 Virginia Supportive Housing
- 23 Virginia United Methodist Housing Development Corporation
- 24 Wesley Housing Development Corporation

Q

Documentation of Rental
Assistance

AN ORDINANCE TO PARTIALLY EXEMPT REAL ESTATE TAXATION FOR THE PROPOSED REHABILITATED PROPERTY KNOWN AS MARVIN GARDENS APARTMENTS, HENCEFORTH KNOWN AS MARVIN GARDENS, LOCATED IN Emporia, VIRGINIA, BY LOCAL CLASSIFICATION OR DESIGNATION FROM FULL ASSESSMENT OF TAXES:

WHEREAS, FLATIRON HOLDINGS, LLC, TAX MAP #121-5-B2, 600 Maryland Avenue; Emporia, VA (hereinafter referred to as FLATIRON) has applied to the City Council of Emporia, Virginia, for an ordinance providing it with partial tax-exempt status from The City of Emporia on real property taxes relating to the rehabilitation project being performed on the Marvin Gardens apartment complex in Emporia, Virginia; and,

WHEREAS, the Council desires to support and encourage the rehabilitation, renovation and/or replacement of property by enacting an ordinance to provide FLATIRON with a partial tax exemption from The City of Emporia real property taxes; and,

WHEREAS, The City of Emporia, Virginia did on March 6th, 2018, hold a public hearing in accordance with notice duly and lawfully published in the newspaper; and

WHEREAS, the Virginia Code Section 58.1-3219.4, authorizes the City to enact such exemptions within the limitations therein prescribed and as may be prescribed by this Council, to wit; to be eligible for said exemption from taxation the rehabilitation, renovation or replacement of such structure must commence within eighteen (18) months of the effective date of this ordinance; said exemption shall commence upon completion of the rehabilitation, renovation or replacement, if before November 1 of a given year or on January 1 of the year following completion of the rehabilitation, renovation or replacement; such exemption shall run with the real estate for a period of no longer than three (3) years; and said partial exemption shall not exceed an amount equal to the increase in assessed value resulting from the rehabilitation, renovation or replacement of the structure as determined by the Commissioner of Revenue or an amount up to fifty percent of the cost of rehabilitation, renovation or replacement of the structure, whichever is greater.

NOW THEREFORE be it Ordained, pursuant to Section 58.1-3219.4 of the Code of Virginia that:

1. The real property of FLATIRON to be partially exempted hereby is located in The City of Emporia, Virginia, being tax number 121-5-B2, located at 600 Maryland Avenue, Emporia, Virginia.
2. At a public hearing duly and lawfully held on March 6, 2018, pursuant to public notice, the City Council of The City of Emporia, Virginia, examined and considered FLATIRON proposal for partial tax exemption.
3. The City of Emporia City Council hereby finds that:

a. The real property, along with improvements currently located thereon is estimated to be valued at a total of \$1,631,800 for tax year 2017, and the cost of the intended improvements is expected to be 1,800,000.

b. The real property taxes that were paid by Washington Square LP for tax year 2017, was \$14,686.20.

4. The City of Emporia City Council finds that FLATIRON is an organization which is rehabilitating, renovating and/or replacing a structure that has historically been underprivileged housing for the residents of the City of Emporia known as the Marvin Gardens apartment complex. As such, said organization is eligible for a partial exemption from the assessment of real property taxes as a result of said rehabilitation, renovation and/or replacement of structures under Virginia Code §58.1-3220, for a period of three (3) years, in an amount not to exceed \$2,000 annually.

5. The Council hereby exempts FLATIRON from that portion of their real property taxes accruing as a result of an increase in property value by reason of the proposed improvements or Fifty Percent (50%) of the cost of such improvements, whichever is greater but not to exceed \$2,000 annually, for a period of three tax years.

a. The cost of the improvements shall be presumed as shown on the building permit application. The proposed improvements are those described in the attached exhibit which is hereby incorporated into this ordinance.

b. The exemption hereby granted in contingent upon the following:

i. FLATIRON performing the security enhancement improvements described in the proposed improvements hereto attached as verified by the Building Inspector; and

ii. FLATIRON providing housing predominately for persons with low to moderate income as defined by the Virginia Housing Development Authority.

It is so ORDAINED this 6th day of March, 2018.

By Mary L. Person

Mary L. Person, Mayor

Attest:
Jesse S. Smith

City Clerk

Form Approved:
C. Butler Bennett

City Attorney

Ordinance

Ordinance To Partially Exempt Real Estate Taxation For The Proposed Rehabilitated Property Known As Marvin Gardens Apartments, Henceforth Known As Marvin Gardens. Located In Emporia, Virginia, By Local Classification Or Designation From Full Assessment of Taxes

WHEREAS, Marvin Gardens VA. LLC, TAX MAP #121-5-8 2, 600 Maryland Avenue; Emporia, VA (hereinafter referred to as Marvin Gardens VA. LLC) has applied to the City Council of Emporia, Virginia, for an ordinance providing it with partial true-exempt status from The City of Emporia on real property taxes relating to the rehabilitation project being performed on the Marvin Gardens apartment complex in Emporia, Virginia and,

WHEREAS, the Council desires to support and encourage the rehabilitation, renovation and/or replacement of property by enacting an ordinance to provide Marvin Gardens VA. LLC with a partial true exemption from The City of Emporia real property taxes; and,

WHEREAS, The City of Emporia, Virginia did on March 6th, 2018, hold a public hearing in accordance with notice duly and lawfully published in the newspaper; and

WHEREAS, the Virginia Code Section 58.1-3219.4, authorizes the City to enact such exemptions within the limitations therein prescribed and as may be prescribed by this Council, to wit; to be eligible for said exemption from taxation the rehabilitation, renovation or replacement of such structure must commence within eighteen (18) months of the effective date of this ordinance; said exemption shall commence upon completion of the rehabilitation, renovation or replacement, if before November 1 of a given year or on January 1 of the year following completion of the rehabilitation, renovation or replacement; such exemption shall run with the real estate for a period of no longer than three (3) years; and said partial exemption shall not exceed an amount equal to the increase in assessed value resulting from the rehabilitation, renovation or replacement of the structure as determined by the Commissioner of Revenue or an amount up to fifty percent of the cost of rehabilitation, renovation or replacement of the structure, whichever is greater.

NOW THEREFORE be it Ordained, pursuant to Section 58.1-3219.4 of the Code of Virginia that:

1. The real property of Marvin Gardens VA. LLC to be partially exempted hereby is located in The City of Emporia, Virginia, being true number 121-5-82, located at 600 Maryland Avenue, Emporia, Virginia.
2. At a public hearing duly and lawfully held on March 6, 2018, pursuant to public notice, the City Council of The City of Emporia, Virginia, examined and considered Marvin Gardens VA. LLC proposal for partial true exemption.
3. The City of Emporia City Council hereby finds that:

a. The real property, along with improvements currently located thereon is estimated to be valued at a total of \$1,631,800 for tax year 2017, and the cost of the intended improvements is expected to be 1,800,000.

b. The real property taxes that were paid by Washington Square LP for tax year 2017, was \$14,686.20.

4. The City of Emporia City Council finds that Marvin Gardens VA, LLC is an organization which is rehabilitating, renovating and/ or replacing a structure that has historically been underprivileged housing for the residents of the City of Emporia known as the Marvin Gardens apartment complex. As such, said organization is eligible for a partial exemption from the assessment of real property taxes as a result of said rehabilitation, renovation and/or replacement of structures under Virginia Code §58.1-3220, for a period of three (3) years, in an amount not to exceed \$2,000 annually.

5. The Council hereby exempts Marvin Gardens VA. LLC from that portion of their real property taxes accruing as a result of an increase in property value by reason of the proposed improvements or Fifty Percent (50%) of the cost of such improvements, whichever is greater but not to exceed \$2,000 annually, for a period of three tax years.

a. The cost of the improvements shall be presumed as shown on the building permit application. The proposed improvements are those described in the attached exhibit which is hereby incorporated into this ordinance.

b. The exemption hereby granted is contingent upon the following:

i. Marvin Gardens VA. LLC performing the security enhancement improvements described in the proposed improvements hereto attached as verified by the Building Inspector; and

ii. Marvin Gardens VA. LLC providing housing predominately for persons with low to moderate income as defined by the Virginia Housing Development Authority.

It is so ordained this 5th day of February 2019.

City of Emporia, Virginia

By Mary J. Person
Mary L. Person, Mayor

Attest:

Jessie S. Wilk
City Clerk

Form Approved:

C. Butler Barrett
City Attorney

R

Documentation of
Operating Budget

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF PROFIT AND LOSS**

Month Beginning: January 1, 2018

Ending: December 31, 2018

Development Name/ WASHINGTON ELDERLY LIMITED PARTNERSHIP

VHDA Number 02-1528-HF

Part I	Description of Account	Acct. No.	Amount *	
Rental Income 5100	Apartments	5120	217,353	
	Tenant Assistance Payments	5121		
	Furniture and Equipment	5130		
	Stores and Commercial	5140		
	Garage and Parking Spaces	5170		
	Flexible Subsidy Income	5180		
	Miscellaneous Income (specify)	5190		
	Total Rental Income Potential at 100% Occupancy			
Vacancies 5200	Apartments	5220	1,603	
	Furniture and Equipment	5230		
	Stores and Commercial	5240		
	Garage and Parking Spaces	5270		
	Concessions	5280	270	
	Miscellaneous (specify)	5290		
	Total Vacancies			
Net Rental Income - Rental Income Less Vacancies				215,480
Elderly and Congregate Services Income —5300				
Total Service Income (Schedule Attached)		5300		
Financial Income 5400	Interest Income—Development Operations	5410		
	Income from Investments—Residual Receipts	5430		
	Income from Investments—Reserve for Replacements	5440	976	
	Income from Investments—Miscellaneous	5490	0	
	Total Financial Income			
Other Income 5900	Laundry and Vending	5910	1,059	
	NSF and Late Charges	5920	704	
	Damages and Cleaning Fees	5930	317	
	Forfeited Tenant Security Deposits	5940	19	
	Other Income	5990	950	
	Total Other Income			
Total Income				219,505
Administrative Expenses 6200/6300	Advertising	6210	414	
	Other Administrative Expenses	6250	6,087	
	Office Salaries	6310		
	Office Supplies	6311	459	
	Office or Model Apartment Rent	6312	0	
	Management Fee	6320	15,124	
	Manager's or Superintendent's Salaries	6330	20,392	
	Manager's or Superintendent's Rent Free Unit	6331	0	
	Legal Expenses (Development)	6340	25	
	Auditing Expenses (Development)	6350	3,650	
	Bookkeeping Fees/Accounting Services	6351	1,080	
	Telephone and Answering Service	6360	2,697	
	Bad Debts	6370	0	
	Miscellaneous Administrative Expenses (specify)	6390		
	Total Administrative Expenses			
Utilities Expense 6400	Fuel Oil/Coal	6420		
	Electricity (Light and Miscellaneous Power)	6450	4,018	
	Water	6451	10,953	
	Gas	6452	2,295	
	Sewer	6453	11,187	
	Total Utilities Expense			

The accompanying notes are an integral part of these financial statements.

Operating and Maintenance Expenses 6500	Janitor and Cleaning Payroll	6510	0	
	Janitor and Cleaning Supplies	6515	810	
	Janitor and Cleaning Contract	6517	0	
	Exterminating Payroll/Contract	6519	1,295	
	Exterminating Supplies	6520	43	
	Garbage and Trash Removal	6525	4,515	
	Security Payroll/Contract	6530	204	
	Grounds Payroll	6535		
	Grounds Supplies	6536	75	
	Grounds Contract	6537	5,075	
	Repairs Payroll	6540	10,652	
	Repairs Materials	6541	2,427	
	Repairs Contract	6542	5,053	
	Elevator Maintenance/Contract	6545	0	
	Heating/Cooling Repairs and Maintenance	6546	3,606	
	Swimming Pool Maintenance/Contract	6547	0	
	Snow Removal	6548	0	
	Decorating Payroll/Contract	6560	3,000	
	Decorating Supplies	6561	2,118	
	Vehicle and Maintenance Equipment Operation and Repairs	6570		
Miscellaneous Operating and Maintenance Expenses	6590			
Total Operating and Maintenance Expenses				38,873
Taxes and Insurance 6700	Real Estate Taxes	6710	14,686	
	Payroll Taxes (Development's Share)	6711	2,858	
	Miscellaneous Taxes, Licenses and Permits	6719	0	
	Property and Liability Insurance (Hazard)	6720	6,192	
	Fidelity Bond Insurance	6721		
	Workmen's Compensation	6722	511	
	Health Insurance and Other Employee Benefits	6723	2,615	
	Other Insurance (specify)	6729		
	Total Taxes and Insurance			
Financial Expenses 6800	Interest on Bonds Payable	6810		
	Interest on Mortgages Payable - VHDA	6820	22,395	
	Interest on Mortgages Payable - Amort. of debt issuance costs	6825	588	
	Interest on Notes Payable (Short -Term)	6830		
	Interest on Notes Payable (Long -Term)	6840		
	Mortgage Insurance Premium/Service Charges	6850		
	Miscellaneous Financial Expenses	6890		
Total Financial Expenses				22,983
Services Expenses 6900	Total Services Expenses—Schedule Attached	6900	0	
	Total Cost of Operations Before Depreciation			167,100
	Profit (Loss) Before Depreciation			52,405
	Depreciation (Total)—6600 (specify)	6600	82,447	82,447
6600			(30,042)	
Corporate or Mortgagor Entity Expenses 7100	Officer Salaries	7110		
	Legal Expenses (Entity)	7120		
	Taxes (Federal - State - Entity)	7130-32		
	Other Expenses (Entity)	7190	2,000	
	Total Corporate Expenses			2,000
	Net Profit or (Loss)			(32,042)
Part II				
1. Total principal payments required under the mortgage, even if payments under a Workout Agreement are less or more than those required under the mortgage.				23,206
2. Replacement Reserve deposits required by the Regulatory Agreement or Amendments thereto, even if payments may be temporarily suspended or waived.				0
3. Replacement or Miscellaneous Reserve releases which are included as expense items on this Profit and Loss Statement.				0
4. Development Improvement Reserve Releases under the Flexible Subsidy Program that are included as expense items on this Profit and Loss Statement.				0

The accompanying notes are an integral part of these financial statements.



VHDA LIHTC Change Request Form

Please submit document, via email, to taxcreditapps@vhda.com **Please submit this document in Word format.*

Property Information (Required)

Development Name: **Marvin Gardens**

Street: 600 Maryland Avenue

City:

Emporia, VA

Requester Information (Required)

Name: **Charlie Irick**

Email: cirick@flatironenterprises.com

Date: **3/8/19**

VHDA Information (Required)

Request Date:

3/8/19

Request Number: 1

Regulation Year:

2019

Waiver Request Information (Required)

Define Requirement **Please define the requirement requesting to be waived/changed as well as the regulation year and type of construction.*

Requesting to allow 2018 actual operating expenses to be used in the 2019 application instead of the underwriting requirement of \$4,500 per unit per year. 2018 actuals to be provided as documentation in the reservation application.

Request Explanation **Please give a brief explanation of why this waiver should be considered.*

This is an existing property in which the expenses are known and actualized. The property is operating for less than the underwriting amount.

**Please attach any supporting documentation and submit to VHDA. Submittal of this form to VHDA does not guarantee exemption from requirements. Requests will be approved, approved with conditions, or rejected in writing by the VHDA TC Allocation Department.*



viridiant

March 13, 2019

Charlie Irick
Flatiron Enterprises
1714 East Boulevard
Charlotte, NC 28203
cirick@flatironenterprises.com

RE: Preliminary Utility Allowance for Marvin Gardens

Dear Mr. Irick,

Please see the following Preliminary Utility Allowance (UA) for Marvin Gardens located in Emporia, Virginia. The electric projections were generated utilizing Dominion Energy rates. The utility rates are current within 90 days of the date of this letter. Below is a table depicting the highest UA by each bedroom type. Should you have any questions do not hesitate to contact me.

PRELIMINARY UA*			ALLOWANCES BY BEDROOM SIZE	
Utilities	Type of Utility	Paid by	1-bdr	2-bdr
Heating	Electric	Tenant	\$18	\$20
Air Conditioning	Electric	Tenant	\$6	\$9
Cooking	Electric	Tenant	\$4	\$6
Lighting	Electric	Tenant	\$16	\$23
Hot Water	Electric	Tenant	\$11	\$13
Water	-	Owner	-	-
Sewer	-	Owner	-	-
Trash	-	Owner	-	-
Total UA for costs paid by tenant			\$55	\$71

**Allowances only for application use for Marvin Gardens as a green building program project.*

Sincerely,

Rob McRaney
Business Relations Manager, Viridiant

S

Supportive Housing
Certification

NA

T

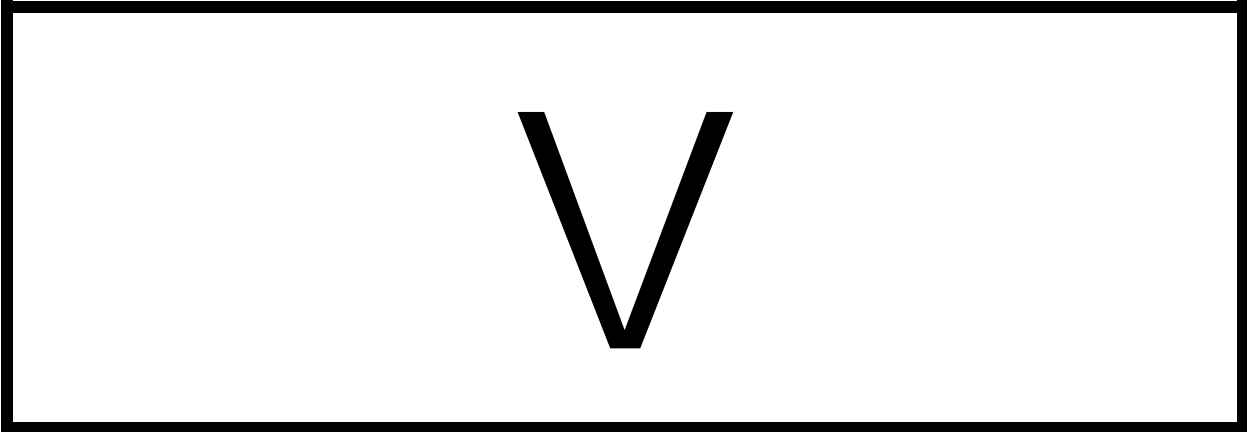
Funding Documentation

NA

U

Documentation to
Request Exception to
Restriction-Pools with
Little/No Increase in Rent
Burdened Population

NA



V

Nonprofit or LHA Purchase
Option or Right of First
Refusal

Prepared by and return to:
David T. Pryzwansky, The Pryzwansky Law Firm, P.A.
507 West Peace Street, Suite 101
Raleigh, NC 27603

Tax Parcel: _____

PURCHASE OPTION AND RIGHT OF FIRST REFUSAL AGREEMENT

This Purchase Option and Right of First Refusal Agreement (“Agreement”) is made as of the 28 day of February, 2018 by and among Marvin Gardens VA LLC, a Virginia limited liability company (the “Company”) and Southeast Rural Community Assistance Project, Inc., a Virginia non stock corporation exempt from federal income taxation under Sections 501(a) and 501(c)(3) of the Internal Revenue Code of 1986, as amended, and whose primary purpose is providing housing to low-income families (the “Grantee”) (the Company and the Grantee are the “Parties”).

WHEREAS, the Company intends to rehabilitate a multifamily apartment complex known as the Marvin Gardens Apartments located in the City of Emporia, Virginia as more particularly described on **Exhibit A** (“Property”) and the Property is or will be subject to one or more governmental agency regulatory agreements (collectively, the “Regulatory Agreement”) restricting its use to low-income housing and may become subject to a low-income use restriction (the “Special Covenant”) pursuant to the terms and conditions of this Agreement (such use restrictions under the Regulatory Agreement and Special Covenant being referred to collectively herein the “Use Restrictions”); and

WHEREAS, Grantee is a member of the Company and desires to provide for the continuation of the Property as low-income housing upon termination of the Company’s ownership of the Project by the Grantee purchasing the Property at the applicable price determined under this Agreement and operating the Property in accordance with the Use Restrictions; and

WHEREAS, Grantee has negotiated and required that the Company execute and deliver this Agreement in order to provide for such low-income housing.

NOW THEREFORE, in consideration of the execution and delivery of the Agreement and the payment of the Grantee to the Company of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby set forth the following:

1. **Grant of Option.** The Company hereby grants to the Grantee an option (the “Option”) to purchase the real estate, fixtures, and personal property comprising the Property or associated with the physical operation thereof, owned by the Company at the time of Purchase, after the close of the fifteen (15) year compliance period for the low-income tax credit for the Property (the “Compliance Period”) as determined under Section 42(i)(1) of the Internal Revenue Code of 1986, as amended (the “Code”), on the terms and conditions set forth in this Agreement and subject to the conditions precedent to exercise of the Option specified herein.

2. **Grant of Refusal Right.** In the event that the company receives a bona fide offer to purchase the Property, which offer the Company intends to accept, Grantee shall have a right of first refusal to purchase the Property (the "Refusal Right") after the close of the Compliance Period, on the terms and conditions set forth in this Agreement, and subject to the conditions precedent to exercise of the Refusal Right specified herein. In addition to all the other applicable conditions set forth to this Agreement, (a) the foregoing grant of the Refusal Right shall be effective only if Grantee is currently and remains at all times hereafter, until (i) the Refusal Right has been exercised and the resulting purchase and sale has been closed or (ii) the Refusal Right has been assigned to Permitted Assignee described in Section 10 hereof, whichever first occurs, a qualified nonprofit organization, as defined in Section 42(h)(5)(C) of the Code and (b) any assignment of the Refusal Right permitted under this Agreement and the Refusal Right so assigned shall be effective only if the assignee is at the time of the assignment and remains at all times thereafter, until the Refusal Right has been exercised and the resulting purchase and sale has been closed, a Permitted Assignee meeting the requirements of Section 42(i)(7)(A) of the Code. Prior to accepting any bona fide offer to purchase the Property, the Company shall notify the Grantee of such offer and deliver a copy thereof. The Company shall not accept any such offer unless and until the Refusal Right has expired without exercise by Grantee under Section 6 hereof.

3. **Purchase Price Under Option.** The purchase price for the Property pursuant to the Option shall be the greater of (i) the Fair Market Value of the Property or (ii) the amount sufficient (a) to pay all debts (including member loans) and liabilities of the Company upon its termination and liquidation as projected to occur immediately following the sale pursuant to the Option, and (b) to distribute to the members cash proceeds equal to the taxes projected to be imposed on the members of the Company as a result of the sale pursuant to the Option.

As used in this Section 3, Fair Market Value shall mean:

- i) The fair market value determined as the Parties shall agree.
- ii) If the Parties cannot agree on a determination of the Fair Market Value, the fair market value as determined by an appraiser mutually acceptable to the Parties.
- iii) If the Parties cannot agree on selection of an appraiser, the Company shall provide Grantee with a list of three potential alternative appraisers. The Grantee shall choose one appraiser from such list who shall determine the fair market value of the Property.

4. **Purchase Price Under Refusal Right.** The purchase price of the Property pursuant to Refusal Right shall be equal to the sum of: (a) an amount sufficient to pay all debts (including Member Loans) and liabilities of the Company upon its termination and liquidation as projected to occur immediately following the sale pursuant to the Refusal Right, (b) an amount sufficient to distribute to the members of the Company cash

proceeds equal to the taxes projected to be imposed on the members of the Company as a result of the sale pursuant to the Refusal Right, (c) an amount necessary to repay the managing member of the Company for any special capital contribution it had to make to pay off unpaid development fee, (d) expenses of sale, and (e) any amounts owed to the investor member of the Company under the operating agreement of the Company.

5. **Conditions Precedent.** Notwithstanding anything in this Agreement to the contrary, the Option and Refusal Right granted hereunder shall be contingent on the following:

- (i) the Regulatory Agreement shall have been entered into and remained in full force and effect and those Use Restrictions to be contained therein, shall have remained unmodified without its prior written consent, or
- (ii) if the Regulatory Agreement is no longer in effect due to reasons other than a default thereunder by the Company, such Use Restrictions, as so approved and unmodified, shall have remained in effect and shall continue in effect by inclusion in the vesting deed of the Property to the Company.

If any or all of such conditions precedent have not been met, the Option and the Refusal Right shall not be exercisable.

6. **Exercise of Option or Refusal Right.** The Option and Refusal Right may each be exercised by Grantee by giving prior notice of its intent to exercise the Option or the Refusal Right to the Company and each of its members in the manner provided in the Agreement in compliance with the requirements of this Agreement.

If prior to exercise of the Option or Refusal Right, as applicable, the Service has issued a revenue ruling or provided a private letter ruling to the Company holding that a covenant of the nature described hereinbelow may be utilized without limiting tax credits or deductions that would otherwise be available to the members of the Company, then as a condition of the Option and Refusal Right, the deed to Grantee shall include a special covenant (“Special Covenant”) specifically restricting continued use of the Property to low-income and maximum rent requirements (excluding any right under the Code to raise rents after notice to the applicable state or local housing credit agency if it is unable to find a buyer at the statutory price) as are currently specified in the Agreement with reference to low-income housing tax credit (notwithstanding any future discontinuation of such credit or modification of federal requirements thereof), except insofar as stringent use requirements are imposed by the Regulatory Agreement. The Special Covenant shall constitute part of the Use Restrictions. The Special Covenant may state that is applicable and enforceable only to the extent such housing produces income sufficient to pay all operating expenses and debt service and fund customary reserves and there is a need for low-income housing in the geographic area the Property is located. The Special Covenant shall run with the land for a period of fifteen (15) years after closing of the purchase under the Option of the Refusal Right, as applicable, or, if longer, for the period

measured by the then remaining period of Use Restrictions under the Regulatory Agreement, provided that the Special Covenant shall terminate the option of any holder of the reverter rights described hereinabove, upon enforcement thereof.

In the event that neither the Option nor the Refusal Right is exercised, or the sale pursuant thereto is not consummated, then upon conveyance of the Property to any one other than Grantee or its permitted assignee hereunder, the foregoing provisions shall terminate and have no further force and effect.

7. **Assignment.** Grantee may assign all or any of its rights under this Agreement to (a) qualified nonprofit organization, as defined in Section 42(h)(5)(c) of the Code, (b) a government agency, or (c) a tenant organization (in cooperative form or otherwise) or resident management corporation of the Property (each a "Permitted Assignee") that demonstrates its ability and willingness to maintain the Property as low-income housing in accordance with the Use restrictions, and subject to any event to the conditions precedent to the Refusal Right grant and the Option price set forth in Sections 2 and 3 hereof. Prior to any assignment or proposed assignment of its rights hereunder, Grantee shall give written notice to the Company and all members of the Company. Upon any permitted assignment hereunder references to this Agreement to Grantee shall mean the permitted Assignee where the contact so requires, subject to all applicable conditions to the effectiveness of the rights granted under this Agreement and so assigned. No assignment of Grantee's rights hereunder shall be effective unless and until the permitted Assignee enters into a written agreement accepting the assignment and assuming all of Grantee's obligations under the Agreement. Except as specifically permitted herein, Grantee's rights hereunder shall not be assignable.

8. **Miscellaneous.** This Agreement shall be governed by the laws of the Commonwealth of Virginia. This Agreement may be executed in counterparts or counterpart signature pages, which together shall constitute a single agreement.

[signatures on following page]

IN WITNESS WHEREOF, intending to be legally bound, the parties have executed this Agreement as of the day and year first above written.

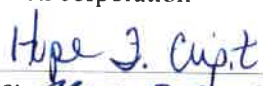
Marvin Gardens VA LLC,
a Virginia limited liability company

By: Flatiron Holdings, LLC,
a North Carolina limited liability company, Managing Member

By: Fitch Irick Partners, LLC,
a North Carolina limited liability company, Managing Member

By: 
Hollis M. Fitch, Managing Member

Southeast Rural Community Assistance Project, Inc., a Virginia
nonstock corporation

By: 
Name: Hope F. Cypert, SERCAP
Title: President & CEO

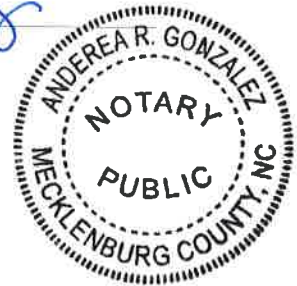
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, a Notary Public, certify that Hollis M. Fitch, Managing Member of Fitch Irick Partners, LLC, a North Carolina limited liability company, Managing Member of Flatiron Holdings, LLC, a North Carolina limited liability company, Managing Member of Marvin Gardens VA LLC, a Virginia limited liability company personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 16 day of March, 2018

Anderea R. Gonzalez
Notary Public

My Commission expires: October 17, 2022



COMMONWEALTH OF VIRGINIA
COUNTY OF _____

I, a Notary Public certify that Hope F. Lyatt - President & CEO of Southeast Rural Community Assistance Project, Inc., a Virginia non stock corporation, personally came before me this day and being duly authorized executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 28 day of February, 2018.

Alease Taylor Banks
Notary Public

My Commission expires: 2/28/21

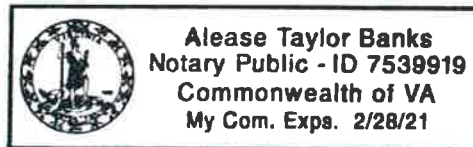
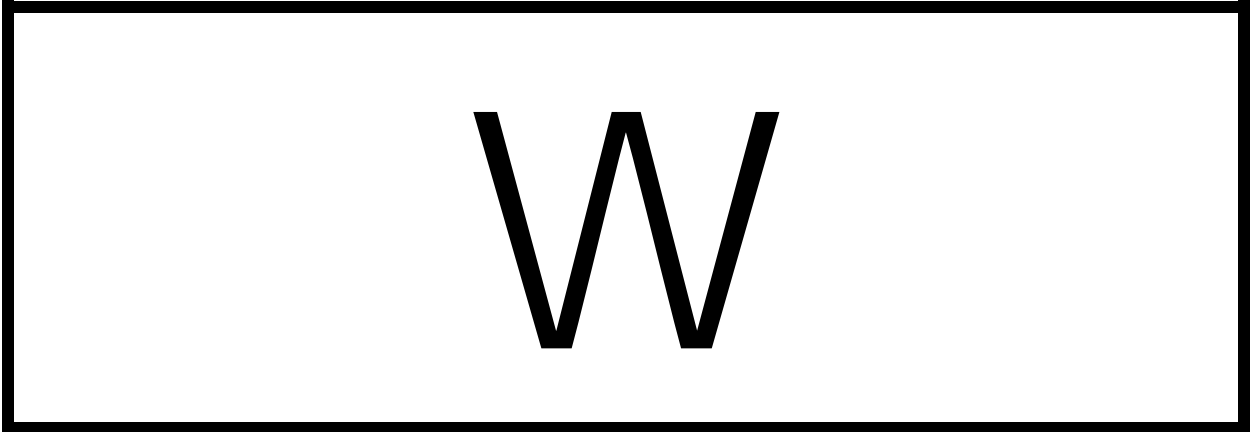


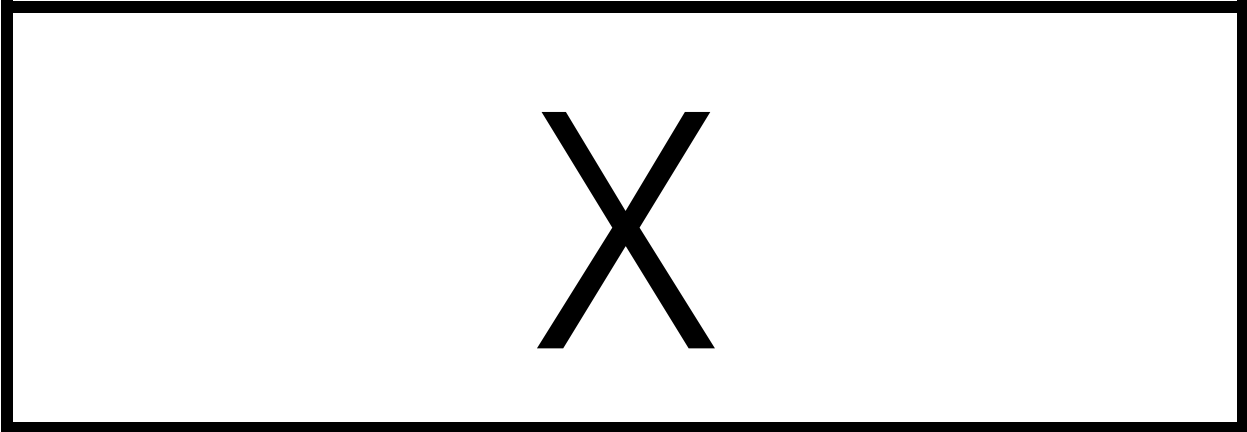
EXHIBIT "A"

All that certain lot, piece or parcel of land, situate, lying and being in the City of Emporia, Virginia, known and designated as Parcel B2, containing 4.292 acres, shown and designated on that certain plat entitled, "SUBDIVISION OF PARCEL 'B' "BEACON DEVELOPMENT CORPORATION PROPERTIES" (P.B.14,PG.187) CITY OF EMPORIA, VIRGINIA", made by Hoggard/Eure Associates, P.C., Engineers, Surveyors, Planners, Portsmouth, Virginia, dated October 19, 2001, a copy of which plat is duly recorded in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Map Book 15, page 35 - 37, to which reference is here made.



(Reserved)

NA



X

Marketing Plan

For units meeting accessibility requirements of HUD section

504

Marvin Gardens Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act

This Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act (the “Marketing Plan”) has been designed to convey to current and potential residents with disabilities that Marvin Gardens will be a new rental housing experience, with a commitment to excellent management and resident service, as well as an expectation of resident responsibility. Therefore, the majority of this plan will address ways in which property management will endeavor to secure qualified tenants, ensure quality tenancy, and effective management and maintenance of the property.

The Management Agent will be responsible for the management of Marvin Gardens. GEM MANAGEMENT, LLC, the Management Agent, will be responsible for all the traditional management functions, including rent collection, maintenance, record keeping, reports, development of budgets, and monitoring resident income qualifications. Additionally, GEM MANAGEMENT, LLC will be responsible for the development and management of community and resident services program.

I. Affirmative Marketing

GEM MANAGEMENT, LLC is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the Nation and will actively promote fair housing in the development and marketing of this project. GEM MANAGEMENT, LLC, its Officers, Directors and employees will not discriminate on the basis of race, creed, color, sex, religion, familial status, elderliness, disability or sexual orientation in its programs or housing. They will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has discriminated in the acceptance of a resident will be subject to immediate dismissal. All persons who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, and conformity with the requirements of the Section 8 Program and Tax Credit programs. All interested parties will be provided a copy of the apartment brochure/flyer. Any resident who has questions not answered by the housing staff will be referred to the Associate Director or the Executive Director of GEM MANAGEMENT, LLC.

II. Marketing and Outreach

Locating people with disabilities to occupy the units which conform to the requirements of Section 504 of the Rehabilitation Act will be accomplished as follows:

1. Networking

GEM MANAGEMENT, LLC will contact local centers for independent living, disability services boards and other service organizations via phone and printed communication. The contacts will include the following organizations:

- The Improvement Association (434-634-2490)
- Greensville Emporia Social Services (434-634-6576)
- District 19 Community Services Board (434-348-8900)

Leasing Preference for Target Population Identified in MOU between the Authority and the Commonwealth

- Unless prohibited by and applicable federal subsidy program.
- A “first preference” will be given for person in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.
- Will obtain tenant referrals from the Virginia Department of Medical Assistance Services (DMAS) or Virginia Department of Behavioral Health and Developmental Services (DBHDS) or any other agency approved by the Authority.
- Will Retain Tenant verification letter, Acknowledgment and Settlement Agreement Target Population Status
- Target Population units will be confirmed by VHDA.
- Elizabeth Seward, Director, Statewide Housing Initiatives, (804) 343-5615, elizabeth.seward@vhda.com

2. Internet Search

GEM MANAGEMENT, LLC Apartments will also be listed on the following websites:

www.virginiahousingsearch.com

www.hud.gov

www.craigslist.org

accessva.org

dbhds.virginia.gov

3. Print Media

Print media sources will also be identified in the Lynchburg area that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to, rental magazines such as the *Apartment Shoppers Guide*, *Apartments For Rent*, local newspapers, etc. All advertising materials related to the project will contain the Equal Housing Opportunity logo, slogan or statement, in compliance with the Fair Housing Act, as well as the fact that units for people with disabilities are available.

4. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. These referrals are generally the best form of advertising as it attracts friends who will want to reside together, thus binding the community. ***Residents will be offered incentives, to be determined, for referring qualified applicants who rent at the property.*** Flyers will be distributed to residents along with the resident newsletter announcing the tenant referral program.

5. Marketing Materials

Additional marketing materials are needed in order to further support the specific marketing effort to people with disabilities. All printed marketing materials will include the EHO logo. The marketing will also emphasize the physical and administrative compliance with Americans with Disabilities Act.

These marketing materials include:

- **Brochures or news media coverage** –A simple, two color brochure may be produced at low cost which will effectively sell the apartments and community. A brochure will include a listing of features and amenities. News media may include the local newspaper and/or the local television station coverage.
- **Flyers** - As mentioned earlier, a flyer campaign can be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic.
- **Resident Referral** - The least expensive form of advertising is through Resident Referrals. A flyer should be created and distributed to all residents. (\$50 - \$100 per referral, paid upon move in). In addition to being distributed to all residents, the referral flyer should be left in the

Management office and should be included in the move in packet. (People are most inclined to refer their friends in the first few weeks of their tenancy.) The flyers will be changed to reflect the season or any type of special referral program.

III. Public and Community Relations

Equal Housing Opportunity promotions - all Site Signage containing the EHO logo and Fair Housing posters are displayed in English and Spanish in the Rental Office. GEM MANAGEMENT, LLC encourages and supports an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, religion, national origin, sex, elderliness, marital status, personal appearance, sexual orientation, familial status, physical or mental disability, political affiliation, source of income, or place of residence or business.

Additionally, a public relations program will be instituted to create a strong relationship between management and local disability organizations, neighborhood civic organizations, city officials, and other sources of potential qualified residents still to be identified.

IV. Tenant Selection and Orientation

The first contact with the management operations is an important one in attracting qualified residents; therefore, the management/leasing offices should convey a sense of professionalism, efficiency, and cleanliness. The management/leasing office is designed to provide a professional leasing atmosphere, with space set aside specifically for applicant interviews and application assistance. The leasing interviews will be used to emphasize the respect afforded to the applicant and the responsibilities which the applicant will be expected to assume.

Times of Operation - the Management Office will be open Monday through Friday from 8:30 A.M. to 4:30 P.M. Applicants will be processed at the Management Office Tuesday, Wednesday and Thursday, in accordance with approved criteria. Move-in process and orientation to property - applicants meet with designated staff to discuss programs available on the property and will be supplied relevant information to assist them in their move.

Management staff will perform housekeeping/home visits, check previous landlord and personal references, perform criminal/sex offender and credit background checks and verify income for each application taken. Tenant Selection will include minimum income limits assigned by the Owner/HUD. New residents will be given an orientation to the property including a review of the rules and regulations, information on the area, proper use of appliances, move-out procedures, maintenance procedures, rent payment procedures, energy conservation, grievance procedures and a review of the Lease documents.

Tenant Selection Criteria

Tenant Selection will include maximum income limits under the Low-Income Tax Credit and Section 8 programs. Selection criteria will also include student status guidelines pursuant to the Low-Income Housing Tax Credit program.

Management will commit that no annual minimum income requirement that exceeds the greater of \$3,600 or 2.5 times the portion of rent to be paid by tenants receiving rental assistance

Application Processing

Application processing will be done at the Management Office by the housing staff who are well versed in Fair Credit Law. As stated before, the processing will include a review of housekeeping/home visit, prior landlord references, personal references, criminal/sex offender and credit reporting and income verification. The housing staff will make further review for inaccuracies in the application. The annual income and family composition are the key factors for determining eligibility. However, the Housing Committee will also use the following criteria in selecting applicants for occupancy:

- Applicants must be individuals, not agencies or groups.
- Applicants must meet the current eligibility income limits for tax credits and any other program requirements.
- We will process the Rental Applications through a credit bureau to determine the credit worthiness of each applicant. If the score is below the threshold, and it has been determined that applicant has no bad credit and no negative rental history and no criminal history then the application can be conditionally approved after contacting the prior landlord. In these cases, the application must be reviewed by the Associate Director/ housing committee before final approval.

Note- If the applicant's denial is based upon a credit report, the applicant will be advised of the source of the credit report in accordance with the Federal Fair Reporting Act. Guidelines published by the Federal Trade Commission suggest that apartment managers fall under the provisions of the Act and are obligated to advise the person refused an apartment for credit reasons, the name and address of the credit reporting firm in writing. The credit report will not be shown to the applicant, nor will specific information be revealed.

- We will process the Rental Application through a credit bureau to determine any possible criminal conduct. Convictions will be considered, regardless of whether "adjudication" was withheld. A criminal background check will be used as part of the qualifying criteria. An applicant will automatically be denied if;
 - There is a conviction for the manufacture, sale, distribution, or possession with the intent to manufacture, sell or distribute a controlled substance within the past five years.
 - There is evidence in the criminal history that reveals that the applicant has developed a pattern of criminal behavior, and such behavior presents a real or potential threat to residents and/or property.
 - The application will be suspended if an applicant or member of the applicant's family has been arrested for a crime but has not yet been tried. The application will be reconsidered, within the above guidelines, after such legal proceedings have been concluded at applicants' request.
- Applicants must provide complete and accurate verification of all income of all family members. The household's annual income may not exceed the applicable limit and the household must meet the subsidy or assisted Income Limits as established for the area in which Marvin Gardens is located. The annual income is compared to the area's Income Limits to determine eligibility.
- Family composition must be compatible for units available on the property.
- Applicants must receive satisfactory referrals from all previous Landlords.
- Applicants must provide verification of full-time student status for all individuals listed on the application as full-time student for tax credit units.
- Applicants must not receive a poor credit rating from the Credit Bureau and other credit reporting

agencies and must demonstrate an ability to pay rent on time.

- Applicants must provide a doctor's statement and/or other proof of any handicap or disability.

- Applicants must provide a birth certificate or other acceptable HUD approved form of documentation for all household members.
- Applicants must complete the Application for Lease and all verification forms truthfully.
- Applicants must provide all information required by current Federal regulations and policies.
- Applicants must have the demonstrated ability to maintain acceptable housekeeping standards.
- Applicants must meet current Federal program eligibility requirements for tax credits and any other programs.
- Preference will be given to those households whose family members are handicapped or disabled for housing in the units specifically designated for the handicapped or disabled.
- Applicants who meet the above criteria will be placed on a waiting list based on the date and time of their application. If an applicant turns down a unit for any reason, the applicant will be moved to the bottom of the waiting list. If the applicant turns down a unit for any reason a second time, the applicant will be removed from the waiting list.
- Held Vacant for 60 Days**

Unit must be held vacant for 60 days during which marketing efforts must be documented. However, if marketing to the Target Population is deemed to be conducted satisfactorily on an ongoing basis throughout the year and management can provide sufficient documentation to VHDA's Compliance Officer, management may request the ability to lease 60-point Units and 30-point Units, to a household not in the Target Population without the unit remaining vacant for the 60-day timeframe. "Ongoing basis" means contact to at least two (2) resources at least monthly in the manner noted below at any time the required number of units is not actually occupied by the Target Population.

Each time a vacancy occurs in a 60-point Unit or a 30-point Unit, if a qualified household including a person in the Target Population is not located in the 60-day timeframe, the owner or manager may submit the evidence of marketing to VHDA's Compliance Officer and request approval to rent the unit to an income-qualified household not a part of the Target Population. If the request is approved, the lease must contain a provision that the household must move to a vacant unit of comparable size in the development if a household in the Target Population applies for the unit. The move will be paid for by the owner.

If no vacant unit of comparable size is available at that time, the Target Population prospective tenant should be placed on the development's waiting list and placed in the 60-point Unit or 30-point Unit, when the first available vacant comparably sized unit becomes available to move the non-Targeted Population tenant.

NOTE: The move of the temporary/non-disabled tenant will be paid for by the owner.

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within the reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by VHDA's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Item 5f requires a numeric value to be entered.

Please remember that this score is only an estimate. VHDA reserves the right to change application data and/or score sheet responses where appropriate, which may change the final score.

MANDATORY ITEMS:

	Included		<u>Score</u>
a. Signed, completed application with attached tabs in PDF format	Y	Y or N	0
b. Active Excel copy of application	Y	Y or N	0
c. Partnership agreement	Y	Y or N	0
d. SCC Certification	Y	Y or N	0
e. Previous participation form	Y	Y or N	0
f. Site control document	Y	Y or N	0
g. Architect's Certification	Y	Y or N	0
h. Attorney's opinion	Y	Y or N	0
i. Nonprofit questionnaire (if applicable)	Y	Y, N, N/A	0
j. Appraisal	Y	Y or N	0
k. Zoning document	Y	Y or N	0
l. Universal Design Plans	Y	Y or N	0
m. List of LIHTC Developments (Schedule A)	Y	Y or N	0
Total:			<u><u>0.00</u></u>

1. READINESS:

a. VHDA notification letter to CEO (via Locality Notification Information Application)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	N	0 or 40	0.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
e. Location in a revitalization area with resolution	Y	0 or 15	15.00
f. Location in a Opportunity Zone	N	0 or 15	0.00
Total:			<u><u>15.00</u></u>

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	Y	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	0.00%	Up to 40	0.00
d. Tax abatement on increase of property's value	Y	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	N	0 or 10	0.00
f. Census tract with <12% poverty rate	0%	0, 20, 25 or 30	0.00
g. Development listed on the Rural Development Rehab Priority List	N	0 or 15	0.00
h. Dev. located in area with little or no increase in rent burdened population	N	Up to -20	0.00
i. Dev. located in area with increasing rent burdened population	N	Up to 20	0.00
Total:			<u><u>10.00</u></u>

2019 Low-Income Housing Tax Credit Application For Reservation

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities (See calculations below)			36.74
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	N	0 or 60	0.00
or c. HCV Payment Standard/HUD 504 accessibility for 5 or 10% of units	Y	0 or 30	30.00
or d. HUD 504 accessibility for 5% of units	N	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	Y10	0, 10 or 20	10.00
f. Development will be Green Certified	Y	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	0%	Up to 15	0.00
h. Developments with less than 100 units	Y	up to 20	20.00
i. Historic Structure	N	0 or 5	0.00
Total:			<u>106.74</u>

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$46,500	\$55,900

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	0.00%	Up to 15	0.00
c. Units with rent at or below 30% of AMI and are not subsidized (up to 10% of LI units)	10.00%	Up to 10	10.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	10.00%	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	10.00%	Up to 50	0.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	50.00%	Up to 50	50.00
Total:			<u>70.00</u>

5. SPONSOR CHARACTERISTICS:

a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	Y	0 or 50	50.00
or b. Developer experience - 3 developments and at least 500,000 in liquid assets	N	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	N	0 or 10	0.00
d. Developer experience - life threatening hazard	N	0 or -50	0.00
e. Developer experience - noncompliance	N	0 or -15	0.00
f. Developer experience - did not build as represented	0	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	N	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	N	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
j. Management company rated unsatisfactory	N	0 or -25	0.00
Total:			<u>50.00</u>

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 200	65.83
b. Cost per unit		Up to 100	47.83
Total:			<u>113.66</u>

7. BONUS POINTS:

a. Extended compliance	0 Years	40 or 50	0.00
or b. Nonprofit or LHA purchase option	Y	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	N	Up to 45	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
Total:			<u>60.00</u>

425 Point Threshold - all 9% Tax Credits
 325 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 425.40

2019 Low-Income Housing Tax Credit Application For Reservation

Amenities:

	Max Pts	Score
All units have:		
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	25	11.74
c. Sub metered water expense	5	0.00
d. Watersense labeled faucets, toilets and showerheads	3	0.00
e. Infrastructure for high speed internet/broadband	1	1.00
f. Free WiFi Access in community room	4	4.00
g. Each unit provided free individual high speed internet access	6	0.00
h. Each unit provided free individual WiFi	8	0.00
i. Bath Fan - Delayed timer or continuous exhaust	3	3.00
j. Baths equipped with humidistat	3	0.00
k. Cooking Surfaces equipped with fire prevention features	4	4.00
l. Cooking surfaces equipped with fire suppression features	2	0.00
m. Rehab only: dedicated space to accept permanent dehumidification system	2	2.00
n. Provides Permanently installed dehumidification system	5	0.00
o. All interior doors within units are solid core	3	0.00
p. USB in kitchen, living room and all bedrooms	1	1.00
q. LED Kitchen Light Fixtures	2	2.00
r. Shelf or Ledge at entrance within interior hallway	2	0.00
s. New Construction: Balcony or patio	4	0.00
		<u>33.74</u>
All elderly units have:		
t. Front-control ranges	1	1.00
u. Independent/suppl. heat source	1	1.00
v. Two eye viewers	1	1.00
		<u>3.00</u>
Total amenities:		<u>36.74</u>

X. Development Summary

Summary Information 2019 Low-Income Housing Tax Credit Application For Reservation

Deal Name:	Marvin Gardens
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Cycle Type: 9% Tax Credits **Requested Credit Amount:** \$272,700
Allocation Type: Acquisition/Rehab **Jurisdiction:** Emporia City
Total Units: 40 **Population Target:** Elderly
Total LI Units: 40
Project Gross Sq Ft: 31,594.16 **Owner Contact:** Jen Surber
Green Certified? TRUE

Total Score
425.40

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$945,000	\$23,625	\$30	\$33,836

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$1,509,000	\$37,725	\$48	44.75%
General Req/Overhead/Profit	\$205,000	\$5,125	\$6	6.08%
Other Contract Costs	\$147,800	\$3,695	\$5	4.38%
Owner Costs	\$508,137	\$12,703	\$16	15.07%
Acquisition	\$625,040	\$15,626	\$20	18.54%
Developer Fee	\$377,000	\$9,425	\$12	11.18%
Total Uses	\$3,371,977	\$84,299		

Total Development Costs	
Total Improvements	\$2,369,937
Land Acquisition	\$625,040
Developer Fee	\$377,000
Total Development Costs	\$3,371,977

Income	
Gross Potential Income - LI Units	\$248,856
Gross Potential Income - Mkt Units	\$0
Subtotal	\$248,856
Less Vacancy %	7.00%
	\$17,420
Effective Gross Income	\$231,436

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$51,328	\$1,283
Utilities	\$28,453	\$711
Operating & Maintenance	\$38,873	\$972
Taxes & Insurance	\$61,346	\$1,534
Total Operating Expenses	\$180,000	\$4,500
Replacement Reserves	\$12,000	\$300
Total Expenses	\$192,000	\$4,800

Cash Flow	
EGI	\$231,436
Total Expenses	\$192,000
Net Income	\$39,436
Debt Service	\$33,836
Debt Coverage Ratio (YR1):	1.17

Proposed Cost Limit/Unit: \$84,299
Applicable Cost Limit/Unit: \$199,972
Proposed Cost Limit/Sq Ft: \$87
Applicable Cost Limit/Sq Ft: \$120

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	32
# of 2BR	8
# of 3BR	0
# of 4+ BR	0
Total Units	40

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	4
40% AMI	4	0
50% AMI	0	16
60% AMI	32	16
>60% AMI	4	4
Market	0	0

Income Averaging? TRUE

Extended Use Restriction? 30

2019 Low-Income Housing Tax Credit Application For Reservation

\$/SF = **\$109.60** Credits/SF = **9.46147** Const \$/unit = **\$46,545.0000**

TYPE OF PROJECT GENERAL = 11000; ELDERLY = 12000
 LOCATION Inner-NVA=100; Outer-NV=200; NWNC=300; Rich=400; Tid=500; Balance=600
 TYPE OF CONSTRUCTION N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(15,000-35,000)=4

12000
600
3

*REHABS LOCATED IN BELTWAY (\$15,000-\$50,000) See Below

	GENERAL		Elderly				
	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	658.97	966.89
NUMBER OF UNITS	0	0	0	0	0	32	8
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<50,000)	0	0	0	0	0	35,625	48,450
COST PARAMETER	0	0	0	0	0	140,625	191,250
PROJECT COST PER UNIT	0	0	0	0	0	72,225	105,973
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	9,441	12,839
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	3,431	4,666
CREDIT PARAMETER	0	0	0	0	0	9,441	12,839
PROJECT CREDIT PER UNIT	0	0	0	0	0	6,235	9,148
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	38.91	8.92
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	54.34	11.50

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **47.83**

TOTAL CREDIT PER UNIT POINTS **65.83**

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	140,625	191,250
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	140,625	191,250

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	9,441	12,839
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	9,441	12,839

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Credit Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Credit Parameter	0	0	0	0	0	0	0	(

Northern Virginia Beltway (Rehab costs \$15,000-\$50,000)

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	130,260	177,154
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	130,260	177,154

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	8,848	12,032
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	8,848	12,032

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

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2019 Low-Income Housing Tax Credit Application For Reservation

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 TYPE OF CONSTRUCTION N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(10,000-35,000)=4

12000
600
3

*REHABS LOCATED IN BELTWAY (\$10,000-\$50,000) See Below

	GENERAL		Elderly				
	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	658.97	966.89
NUMBER OF UNITS	0	0	0	0	0	32	8
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	140,625	191,250
PARAMETER-(COSTS<50,000)	0	0	0	0	0	35,625	48,450
COST PARAMETER	0	0	0	0	0	140,625	191,250
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COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	38.91	8.92
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	54.34	11.50

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **47.83**

TOTAL CREDIT PER UNIT POINTS **65.83**

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	140,625	191,250
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	140,625	191,250

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	9,441	12,839
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	9,441	12,839

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Credit Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Credit Parameter	0	0	0	0	0	0	0	(

Northern Virginia Beltway (Rehab costs \$10,000-\$50,000)

Cost Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	131,556	178,916
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	131,556	178,916

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	8,922	12,133
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	8,922	12,133

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
Standard Cost Parameter - low rise	0	0	0	0	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	0	0	0	0	0	0	(

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