
2020 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 **12:00 PM**
Richmond, VA Time On **March 12, 2020**

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 2020 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 **12:00 PM** Richmond Virginia time on **March 12, 2020**. 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 only accepts files via our work center sites on Procorem. Contact TaxCreditApps@vhda.com for access to Procorem or for the creation of a new deal workcenter. 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
Sheila Stone	sheila.stone@vhda.com	(804) 343-5582
Stephanie Flanders	stephanie.flanders@vhda.com	(804) 343-5939
Phil Cunningham	phillip.cunningham@vhda.com	(804) 343-5514
Pamela Freeth	pamela.freeth@vhda.com	(804) 343-5563
Aniyah Moaney	Aniyah.moaney@vhda.com	(804) 343-5518

TABLE OF CONTENTS

Click on any tab label to be directed to that tab within the application.

TAB	DESCRIPTION
1. <u>Submission Checklist</u>	Mandatory Items, Tabs and Descriptions
2. <u>Development Information</u>	Development Name and Locality Information
3. <u>Request Info</u>	Credit Request Type
4. <u>Owner Information</u>	Owner Information and Developer Experience
5. <u>Site and Seller Information</u>	Site Control, Identity of Interest and Seller info
6. <u>Team Information</u>	Development Team Contact information
7. <u>Rehabilitation Information</u>	Acquisition Credits and 10-Year Look Back Info
8. <u>Non Profit</u>	Non Profit Involvement, Right of First Refusal
9. <u>Structure</u>	Building Structure and Units Description
10. <u>Utilities</u>	Utility Allowance
	Building Amenities above Minimum Design Requirements
11. <u>Enhancements</u>	
12. <u>Special Housing Needs</u>	504 Units, Sect. 8 Waiting List, Rental Subsidy
13. <u>Unit Details</u>	Set Aside Selection and Breakdown
14. <u>Budget</u>	Operating Expenses
15. <u>Project Schedule</u>	Actual or Anticipated Development Schedule
16. <u>Hard Costs</u>	Development Budget: Contractor Costs
	Development Budget: Owner's Costs, Developer Fee, Cost Limits
17. <u>Owner's Costs</u>	
18. <u>Eligible Basis</u>	Eligible Basis Calculation
	Construction, Permanent, Grants and Subsidized Funding Sources
19. <u>Sources of Funds</u>	
20. <u>Equity</u>	Equity and Syndication Information
	Credit Reservation Amount Needed
21. <u>Gap Calculation</u>	
21. <u>Cash Flow</u>	Cash Flow Calculation
22. <u>BINs</u>	BIN by BIN Eligible Basis
24. <u>Owner Statement</u>	Owner Certifications
25. <u>Architect's Statement</u>	Architect's agreement with proposed deal
26. <u>Scoresheet</u>	Self Scoresheet Calculation
27. <u>Development Summary</u>	Summary of Key Application Points
28. <u>Efficient Use of Resources</u>	Calculation of Score
29. <u>Efficient Use of Resources - TE Bonds</u>	Calculation of Score

2020 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.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | \$1,000 Application Fee (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Microsoft Excel Based Application (MANDATORY) |
| <input checked="" type="checkbox"/> | Scanned Copy of the Signed Tax Credit Application with Attachments (excluding market study and plans & specifications) (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Plans and Unit by Unit writeup (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Specifications (MANDATORY) |
| <input type="checkbox"/> | Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab) |
| <input type="checkbox"/> | Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request) |
| <input type="checkbox"/> | Electronic Copy of Appraisal (MANDATORY if acquisition credits requested) |
| <input checked="" type="checkbox"/> | Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested) |
| <input checked="" type="checkbox"/> | Tab A: Partnership or Operating Agreement, including chart of ownership structure with percentage of interests and Developer Fee Agreement (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab B: Virginia State Corporation Commission Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab C: Principal's Previous Participation Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab D: List of LIHTC Developments (Schedule A) (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab F: RESNET Rater Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab G: Zoning Certification Letter (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab H: Attorney's Opinion (MANDATORY) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | Tab J: Relocation Plan and Unit Delivery Schedule (MANDATORY) |
| | Tab K: Documentation of Development Location: |
| <input checked="" type="checkbox"/> | K.1 Revitalization Area Certification |
| <input checked="" type="checkbox"/> | K.2 Location Map |
| <input checked="" type="checkbox"/> | K.3 Surveyor's Certification of Proximity To Public Transportation |
| <input checked="" type="checkbox"/> | Tab L: PHA / Section 8 Notification Letter |
| <input checked="" type="checkbox"/> | Tab M: Locality CEO Response Letter |
| <input type="checkbox"/> | Tab N: Homeownership Plan |
| <input type="checkbox"/> | Tab O: Plan of Development Certification Letter |
| <input checked="" type="checkbox"/> | Tab P: Developer Experience documentation and Partnership agreements |
| <input checked="" type="checkbox"/> | Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property |
| <input checked="" type="checkbox"/> | Tab R: Documentation of Operating Budget and Utility Allowances |
| <input type="checkbox"/> | Tab S: Supportive Housing Certification |
| <input checked="" type="checkbox"/> | Tab T: Funding Documentation |
| <input type="checkbox"/> | Tab U: Documentation to Request Exception to Restriction-Pools With Little/No Increase in Rent Burdened Population |
| <input type="checkbox"/> | Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal |
| <input checked="" type="checkbox"/> | Tab W: Internet Safety Plan and Resident Information Form (if internet amenities selected) |
| <input checked="" type="checkbox"/> | Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504 |
| <input checked="" type="checkbox"/> | Tab Y: Inducement Resolution for Tax Exempt Bonds |

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 12/18/2020

1. Development Name: Lambert Landing II

2. Address (line 1): 11501 Jefferson Davis Highway
 Address (line 2):
 City: Chester State: VA Zip: 23831

3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: -77.41768 Latitude: 37.37170
 (Only necessary if street address or street intersections are not available.)

4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
 City/County of Chesterfield County

5. The site overlaps one or more jurisdictional boundaries..... FALSE
 If true, what other City/County is the site located in besides response to #4?.....

6. Development is located in the census tract of: 1004.09

7. Development is located in a Qualified Census Tract..... FALSE

8. Development is located in a Difficult Development Area..... FALSE

9. Development is located in a Revitalization Area based on QCT FALSE

10. Development is located in a Revitalization Area designated by resolution TRUE

11. Development is located in an Opportunity Zone (with a binding commitment for funding)..... FALSE

(If 9, 10 or 11 are True, Action: Provide required form in TAB K1)

12. Development is located in a census tract with a poverty rate of.....

3%	10%	12%
FALSE	TRUE	FALSE

Enter only Numeric Values below:

13. Congressional District: 4
 Planning District: 15
 State Senate District: 11
 State House District: 62

Click on the following link for assistance in determining the districts related to this development:
[Link to VHDA's HOME - Select Virginia LIHTC Reference Map](#)

14. ACTION: Provide Location Map (TAB K2)

15. Development Description: In the space provided below, give a brief description of the proposed development

The development team is developing Lambert Landing II, a multifamily community in Chesterfield County, Virginia. The development team has successfully developed and placed in service hundreds of affordable housing properties across a multitude of states and is considered a leader in the affordable housing industry.

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 12/18/2020

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: Dr. Joseph P. Casey
 Chief Executive Officer's Title: County Administrator Phone: (804) 748-1211
 Street Address: P.O. Box 40
 City: Chesterfield State: VA Zip: 23832

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Daniel Cohen, Director of Community Enhancement

- 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:

or

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

For Tax Exempt Bonds, where are bonds being issued?

ACTION: Provide Inducement Resolution at **TAB Y** (if available)

Skip to Number 4 below.

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

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:**

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?

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

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)

Name of companion development:

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

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?

Total Units within 4% Tax Exempt allocation Request?

Total Units: **112**

% of units in 4% Tax Exempt Allocation Request: 42.86%

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:

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: Lambert Landing II Limited Partnership

Developer Name: Woda Cooper Development, Inc.

Contact: M/M ▶ Mr. First: Gregory MI: Last: Mustric

Address: 500 South Front Street, 10th Floor

City: Columbus St. ▶ OH Zip: 43215

Phone: (614) 396-3200 Ext. Fax:

Email address: gmustric@wodagroup.com

Federal I.D. No. 00-0000000 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ Limited Partnership Formation State: ▶ VA

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

N/A

- ACTION:**
- a. Provide Owner's organizational documents (e.g. Partnership agreements and Developer Fee agreement) (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.

<u>Names **</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>	
Lambert Landing II GP, LLC	(614) 396-3200	Managing Member	0.000%	<i>needs</i>
Woda Cooper General Partner, LLC	(614) 396-3200	Managing Member	0.000%	<i>needs</i>
Woda Cooper Communities, LLC	(614) 396-3200	Managing Member	0.000%	<i>needs</i>
Jeffrey J. Woda (Managing Member)	(614) 396-3200	Managing Member	51.000%	
David Cooper, Jr. (Managing Member)	(614) 396-3200	Managing Member	49.000%	

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):

Select Type: Purchase Contract

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.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

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: Rolling Ridge LLC

Address: 544 Newtown Road, Suite 128

City: Virginia Beach St.: VA Zip: 23462

Contact Person: David S. Rudiger Phone: (757) 943-0078

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%

2020 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: | <u>Efrem Levy</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Reno & Cavanaugh PLLC</u> | | |
| Address: | <u>455 Massachusetts Ave., NW, Suite 400, Washington, DC 20001</u> | | |
| Email: | <u>elevy@renocavanaugh.com</u> | Phone: | <u>(202) 349-2476</u> |
| | | | |
| 2. Tax Accountant: | <u>Bryan Stickler</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Stemen, Mertens, Stickler CPA's</u> | | |
| Address: | <u>380 S. 5th Street, Columbus, Ohio 43215</u> | | |
| Email: | <u>bstickler@lscpa.com</u> | Phone: | <u>(614) 224-0955</u> |
| | | | |
| 3. Consultant: | <u>Ryne Johnson</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Astoria, LLC</u> | Role: | <u>Consultant</u> |
| Address: | <u>3450 Lady Marian Ct., Midlothian, VA 23113</u> | | |
| Email: | <u>RyneJohnson@AstoriaLLC.com</u> | Phone: | <u>(804) 320-0585</u> |
| | | | |
| 4. Management Entity: | <u>David Cooper, Jr.</u> | This is a Related Entity. | <u>TRUE</u> |
| Firm Name: | <u>Woda Management & Real Estate, LLC</u> | | |
| Address: | <u>500 South Front Street, 10th Floor, Columbus, OH 43215</u> | | |
| Email: | <u>dcooper@wodagroup.com</u> | Phone: | <u>(614) 396-3200</u> |
| | | | |
| 5. Contractor: | <u>David Cooper, Jr.</u> | This is a Related Entity. | <u>TRUE</u> |
| Firm Name: | <u>Woda Construction, Inc.</u> | | |
| Address: | <u>500 South Front Street, 10th Floor, Columbus, OH 43215</u> | | |
| Email: | <u>dcooper@wodagroup.com</u> | Phone: | <u>(614) 396-3200</u> |
| | | | |
| 6. Architect: | <u>David Layman, AIA</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Hooker DeJong, Inc.</u> | | |
| Address: | <u>316 Morris Avenue, Studio Suite 410, Muskegon, MI 49440</u> | | |
| Email: | <u>davidl@hdjinc.com</u> | Phone: | <u>(231) 722-3407</u> |
| | | | |
| 7. Real Estate Attorney: | <u>Efrem Levy</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Reno & Cavanaugh PLLC</u> | | |
| Address: | <u>455 Massachusetts Ave., NW, Suite 400, Washington, DC 20001</u> | | |
| Email: | <u>elevy@renocavanaugh.com</u> | Phone: | <u>(202) 349-2476</u> |
| | | | |
| 8. Mortgage Banker: | <u>Brian Graney</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Marble Cliff Capital, LLC</u> | | |
| Address: | <u>PO Box 12398, Marble Cliff, OH 43212</u> | | |
| Email: | <u>bgraney@marblecliffcapital.com</u> | Phone: | <u>(440) 364-2158</u> |
| | | | |
| 9. Other: | <u> </u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u> </u> | Role: | <u> </u> |
| Address: | <u> </u> | | |
| Email: | <u> </u> | Phone: | <u> </u> |

F. REHAB INFORMATION

1. Acquisition Credit Information

- a. Credits are being requested for existing buildings being acquired for development..... **FALSE**
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?
- 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..... **FALSE**
- 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..... FALSE
If no credits are being requested for rehabilitation expenditures, go on to Part 4

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)..... FALSE
- 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..... FALSE (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..... FALSE

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: [Yellow box]

Name: [Yellow box] (Please fit NP name within available space)

Contact Person: [Yellow box]

Street Address: [Yellow box]

City: [Yellow box] State: [Yellow box] Zip: [Yellow box]

Phone: [Yellow box] Extension: [Yellow box] Contact Email: [Yellow box]

2020 Low-Income Housing Tax Credit Application For Reservation

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of all units in development	48	bedrooms	104
Total number of rental units in development	48	bedrooms	104
Number of low-income rental units	48	bedrooms	104
Percentage of rental units designated low-income	100.00%		
b. Number of new units:.....	48	bedrooms	104
Number of adaptive reuse units:	0	bedrooms	0
Number of rehab units:.....	0	bedrooms	0
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.....			58,976.07 (Sq. ft.)
e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage).....			1,008.00 (Sq. ft.)
f. Nonresidential Commercial Floor Area (Not eligible for funding).....			0.00
g. Total Usable Residential Heated Area.....			57,968.07 (Sq. ft.)
h. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space			100.00%
i. Exact area of site in acres	1.190		
j. Locality has approved a final site plan or plan of development.....			FALSE
If True , Provide required documentation (TAB O).			
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	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
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	1186.82	SF	40	40
3BR Garden	1437.94	SF	8	8
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
			48	48

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)..... 1
- b. Age of Structure:..... 0 years
- c. Number of stories:..... 4

- d. The development is a scattered site development..... FALSE

- e. Commercial Area Intended Use: N/A

- 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

2020 Low-Income Housing Tax Credit Application For Reservation

H. STRUCTURE AND UNITS INFORMATION

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

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

h. Development contains an elevator(s).	TRUE
If true, # of Elevators.	1
Elevator Type (if known)	To be determined

i. Roof Type	▶	Combination
j. Construction Type	▶	Frame
k. Primary Exterior Finish	▶	Combination

4. Site Amenities (indicate all proposed)

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

l. Describe Community Facilities: Community room with space for tenant activities

m. Number of Proposed Parking Spaces.....	72
Parking is shared with another entity	TRUE

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	4.80%
Project Wide Capture Rate - Market Units	0.00%
Project Wide Capture Rate - All Units	4.10%
Project Wide Absorption Period (Months)	6.0-8.0

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 RESNET rater certification (**TAB F**)

ACTION: Provide Internet Safety Plan and Resident Information Form (Tab W) if options selected below.

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

- FALSE a. A community/meeting room with a minimum of 749 square feet is provided.
- 85.00% 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.
- TRUE c. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill).
- TRUE d. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.
- 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.
- FALSE i. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.
- or
- TRUE 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.
- FALSE 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.
- FALSE p. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.
- 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

J. ENHANCEMENTS

from face of building and a minimum size of 30 square feet.

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

- FALSE a. All cooking ranges have front controls.
- FALSE b. Bathrooms have an independent or supplemental heat source.
- FALSE 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"/> FALSE | 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:

Architect of Record initial here that the above information is accurate per certification statement within this application.

J. ENHANCEMENTS

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

- FALSE a. All cooking ranges have front controls.
- FALSE b. Bathrooms have an independent or supplemental heat source.
- FALSE 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"/> FALSE | 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.)

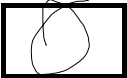
- | | | | |
|--------------------------------|-------------------------------------|--------------------------------|-------------------------|
| <input type="checkbox"/> FALSE | Zero Energy Ready Home Requirements | <input type="checkbox"/> FALSE | Passive House Standards |
|--------------------------------|-------------------------------------|----------------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

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:

	Architect of Record initial here that the above information is accurate per certification statement within this application.
---	---

2020 Low-Income Housing Tax Credit Application For Reservation

I. UTILITIES

1. Utilities Types:

- a. Heating Type Electric Forced Air
- b. Cooking Type Electric
- c. AC Type Central Air
- d. Hot Water Type Electric

2. Indicate True if the following services will be included in Rent:

- | | | | |
|-----------------|--------------|----------------------|--------------|
| Water?..... | <u>FALSE</u> | Heat?..... | <u>FALSE</u> |
| Hot Water?..... | <u>FALSE</u> | AC?..... | <u>FALSE</u> |
| Lighting?..... | <u>FALSE</u> | Sewer?..... | <u>FALSE</u> |
| Cooking? | <u>FALSE</u> | Trash Removal? | <u>TRUE</u> |

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	0	16	19	0
Air Conditioning	0	0	8	9	0
Cooking	0	0	7	8	0
Lighting	0	0	26	31	0
Hot Water	0	0	15	18	0
Water	0	0	17	20	0
Sewer	0	0	24	27	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$0	\$112	\$131	\$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. TRUE Local PHA
- e. TRUE Other: Viridiant

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)

FALSE

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)

TRUE

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 requirements of section 504 of the Rehabilitation Act.

Architect of Record initial here that the above information is accurate per certification statement within this application.

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)

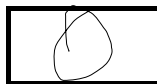
FALSE

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)

TRUE

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 requirements of section 504 of the Rehabilitation Act.



Architect of Record initial here that the above information is accurate per certification statement within this application.

K. SPECIAL HOUSING NEEDS

2. Special Housing Needs/Leasing Preference:

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

- FALSE 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..... FALSE

(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 and Unit Delivery Schedule (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 waiting list: Richmond Redevelopment & Housing Authority

Contact person: Stacey Daniels-Fayson

Title: Interim Chief Executive Officer

Phone Number (804) 780-4200

Action: Provide required notification documentation (TAB L)

b. Leasing preference will be given to individuals and families with children..... TRUE

(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: 8

% of total Low Income Units 17%

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..... TRUE

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
- TRUE 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? 0

d. Number of units receiving assistance: 7
 How many years in rental assistance contract? 15.00
 Expiration date of contract: 6/15/2035
 There is an Option to Renew..... TRUE

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			Avg Inc.
# of Units	% of Units		
0	0.00%	20% Area Median	0%
0	0.00%	30% Area Median	0%
7	14.58%	40% Area Median	280%
7	14.58%	50% Area Median	350%
13	27.08%	60% Area Median	780%
21	43.75%	70% Area Median	1470%
0	0.00%	80% Area Median	0%
0	0.00%	Market Units	
48	100.00%	Total	60.00%

Rent Levels			Avg Inc.
# of Units	% of Units		
0	0.00%	20% Area Median	0%
0	0.00%	30% Area Median	0%
7	14.58%	40% Area Median	280%
7	14.58%	50% Area Median	350%
13	27.08%	60% Area Median	780%
21	43.75%	70% Area Median	1470%
0	0.00%	80% Area Median	0%
0	0.00%	Market Units	
48	100.00%	Total	60.00%

- b. The development plans to utilize average income..... **TRUE**
 If 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.

Architect of Record initial here that the information below is accurate per certification statement within this application.

Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1						\$0
Mix 2						\$0
Mix 3	2 BR - 1.5 Bath	6	2	847.28	\$625.00	\$3,750
Mix 4	2 BR - 1.5 Bath	5		847.28	\$825.00	\$4,125
Mix 5	2 BR - 1.5 Bath	11		847.28	\$1,000.00	\$11,000
Mix 6	2 BR - 1.5 Bath	18		847.28	\$1,200.00	\$21,600
Mix 7						\$0
Mix 8						\$0
Mix 9	3 BR - 2 Bath	1	1	1083.72	\$690.00	\$690
Mix 10	3 BR - 2 Bath	2		1083.72	\$935.00	\$1,870
Mix 11	3 BR - 2 Bath	2		1083.72	\$1,150.00	\$2,300
Mix 12	3 BR - 2 Bath	3		1083.72	\$1,375.00	\$4,125
Mix 13						\$0
Mix 14						\$0

L. UNIT DETAILS

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
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

2020 Low-Income Housing Tax Credit Application For Reservation

L. UNIT DETAILS

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
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			48	3			\$49,460

Total Units	48	Net Rentable SF:	TC Units	42,560.96
			MKT Units	0.00
			Total NR SF:	42,560.96

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

2020 Low-Income Housing Tax Credit Application For Reservation

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$1,440
2. Office Salaries			\$0
3. Office Supplies			\$7,200
4. Office/Model Apartment	(type _____)		\$0
5. Management Fee			\$34,674
	<u>5.87%</u> of EGI	<u>\$722.38</u>	Per Unit
6. Manager Salaries			\$16,000
7. Staff Unit (s)	(type _____)		\$0
8. Legal			\$3,880
9. Auditing			\$5,000
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$4,800
12. Tax Credit Monitoring Fee			\$1,680
13. Miscellaneous Administrative			\$1
Total Administrative			\$74,675

Utilities

14. Fuel Oil			\$0
15. Electricity			\$15,200
16. Water			\$2,525
17. Gas			\$0
18. Sewer			\$3,875
Total Utility			\$21,600

Operating:

19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$2,100
21. Janitor/Cleaning Contract			\$3,800
22. Exterminating			\$2,200
23. Trash Removal			\$6,400
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$1,975
27. Grounds Contract			\$2,925
28. Maintenance/Repairs Payroll			\$16,800
29. Repairs/Material			\$8,000
30. Repairs Contract			\$4,725
31. Elevator Maintenance/Contract			\$5,000
32. Heating/Cooling Repairs & Maintenance			\$3,200
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$800
35. Decorating/Payroll/Contract			\$0
36. Decorating Supplies			\$1,275
37. Miscellaneous			\$0
Totals Operating & Maintenance			\$59,200

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes	\$36,000
39. Payroll Taxes	\$5,400
40. Miscellaneous Taxes/Licenses/Permits	\$864
41. Property & Liability Insurance	\$18,000
42. Fidelity Bond	\$0
43. Workman's Compensation	\$250
44. Health Insurance & Employee Benefits	\$750
45. Other Insurance	\$0
Total Taxes & Insurance	\$61,264

Total Operating Expense	\$216,739
--------------------------------	------------------

Total Operating Expenses Per Unit	\$4,515	C. Total Operating Expenses as % of EGI	36.67%
--	---------	--	--------

Replacement Reserves (Total # Units X \$300 or \$250 New Const. Elderly Minimum)	\$14,400
---	-----------------

Total Expenses	\$231,139
-----------------------	------------------

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

2020 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	Complete	David Cooper, Jr.
b. Site Acquisition	11/30/2020	David Cooper, Jr.
c. Zoning Approval	In Place	David Cooper, Jr.
d. Site Plan Approval	1/15/2021	David Cooper, Jr.
2. Financing		
a. Construction Loan		
i. Loan Application	11/9/2020	David Cooper, Jr.
ii. Conditional Commitment	11/11/2020	David Cooper, Jr.
iii. Firm Commitment	3/1/2021	David Cooper, Jr.
b. Permanent Loan - First Lien		
i. Loan Application	11/9/2020	David Cooper, Jr.
ii. Conditional Commitment	11/11/2020	David Cooper, Jr.
iii. Firm Commitment	3/1/2021	David Cooper, Jr.
c. Permanent Loan-Second Lien		
i. Loan Application		
ii. Conditional Commitment		
iii. Firm Commitment		
d. Other Loans & Grants		
i. Type & Source, List	3/10/2020	David Cooper, Jr.
ii. Application	3/10/2020	David Cooper, Jr.
iii. Award/Commitment	3/10/2020	David Cooper, Jr.
2. Formation of Owner	2/26/2020	David Cooper, Jr.
3. IRS Approval of Nonprofit Status		
4. Closing and Transfer of Property to Owner	3/15/2021	David Cooper, Jr.
5. Plans and Specifications, Working Drawings	1/15/2021	David Cooper, Jr.
6. Building Permit Issued by Local Government	3/10/2021	David Cooper, Jr.
7. Start Construction	3/15/2021	David Cooper, Jr.
8. Begin Lease-up	1/15/2022	David Cooper, Jr.
9. Complete Construction	3/15/2022	David Cooper, Jr.
10. Complete Lease-Up	6/15/2022	David Cooper, Jr.
11. Credit Placed in Service Date	12/31/2022	David Cooper, Jr.

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)	5,412,404	0	5,412,404	0
b. Unit Structures (Rehab)	0	0	0	0
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	5,412,404	0	5,412,404	0
f. Earthwork	245,000	0	245,000	0
g. Site Utilities	105,000	0	105,000	0
h. Roads & Walks	241,000	0	241,000	0
i. Site Improvements	75,000	0	75,000	0
j. Lawns & Planting	39,000	0	39,000	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	705,000	0	705,000	0
Total Structure and Land	6,117,404	0	6,117,404	0
q. General Requirements	346,683	0	346,683	0
r. Builder's Overhead (1.9% Contract)	115,560	0	115,560	0
s. Builder's Profit (5.7% Contract)	346,683	0	346,683	0
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	\$6,926,330	\$0	\$6,926,330	\$0

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	30,000	0	30,000	0
b. Architecture/Engineering Design Fee \$5,489 /Unit)	263,479	0	263,479	0
c. Architecture Supervision Fee \$313 /Unit)	15,000	0	15,000	0
d. Tap Fees	453,888	0	453,888	0
e. Environmental	25,000	0	25,000	0
f. Soil Borings	5,000	0	5,000	0
g. Green Building (Earthcraft, LEED, etc.)	0	0	0	0
h. Appraisal	9,000	0	9,000	0
i. Market Study	6,500	0	6,500	0
j. Site Engineering / Survey	113,805	0	113,805	0
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	0	0	0	0
m. Construction Loan Origination Fee	62,250	0	56,025	0
n. Construction Interest (4.3% for 24 months)	499,134	0	451,807	0
o. Taxes During Construction	5,000	0	5,000	0
p. Insurance During Construction	50,000	0	45,000	0
q. Permanent Loan Fee (1.0%)	59,000	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	7,500	0
u. Accounting	0	0	0	0
v. Title and Recording	45,000	0	22,500	0
w. Legal Fees for Closing	65,000	0	35,000	0
x. Mortgage Banker	0	0	0	0
y. Tax Credit Fee	22,251			
z. Tenant Relocation	0	0	0	0
aa. Fixtures, Furnitures and Equipment	60,500	0	60,500	0
ab. Organization Costs	50,000	0	0	0
ac. Operating Reserve	278,746	0	0	0
ad. Contingency	0	0	0	0
ae. Security	0	0	0	0
af. Utilities	0	0	0	0

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify:	Lender Legal	60,000	0	30,000	0
(2) Other* specify:	Marketing	7,500	0	0	0
(3) Other* specify:	Bond Issuance Costs	150,000	0	150,000	0
(4) Other* specify:	Lease-Up Reserve	24,000	0	0	0
(5) Other* specify:		0	0	0	0
(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))		\$2,367,553	\$0	\$1,785,004	\$0
Subtotal 1 + 2 (Owner + Contractor Costs)		\$9,293,883	\$0	\$8,711,334	\$0
3. Developer's Fees Action: Provide Developer Fee Agreement (Tab A)		1,145,265	0	1,145,265	0
4. Owner's Acquisition Costs					
Land		0			
Existing Improvements		0	0		
Subtotal 4:		\$0	\$0		
5. Total Development Costs					
Subtotal 1+2+3+4:		\$10,439,148	\$0	\$9,856,599	\$0

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:

\$1,145,266

Proposed Development's Cost per Sq Foot

\$177 **Meets Limits**

Applicable Cost Limit by Square Foot:

\$229

2020 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):		
		"30 % Present Value Credit"		(D) "70 % Present Value Credit"
		(B) Acquisition	(C) Rehab/ New Construction	
1. Total Development Costs	10,439,148	0	9,856,599	0

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)

0	9,856,599	0
---	-----------	---

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	0
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	9,856,599	0

5. Applicable Fraction

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

6. Total Qualified Basis

(Eligible Basis x Applicable Fraction)

0	9,856,599	0
---	-----------	---

7. Applicable Percentage

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

0.00%	4.00%	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)

\$0	\$394,264	\$0
-----	-----------	-----

\$394,264	Combined 30% & 70% P. V. Credit
-----------	---------------------------------

2020 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.	Marble Cliff Capital	11/09/20	11/11/20	\$8,300,000	Brian Graney
2.					
3.					
Total Construction Funding:				\$8,300,000	

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.	Marble Cliff Capital	11/9/2020	11/11/2020	\$5,900,000	\$307,146	3.85%	35.00	15.00
2.	Valhalla Mortgage			\$600,000	\$0	4.00%	35.00	35.00
3.								
4.								
5.								
6.								
7.								
8.								
9.								
10.								
Total Permanent Funding:				\$6,500,000	\$307,146			

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.	Road Proffer Waiver		\$451,200
2.			
3.			
4.			
5.			
Total Subsidized Funding			\$451,200

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

TE: See Below For 50% Test Status

a.	Tax Exempt Bonds	\$8,300,000
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	VHDA SPARC/REACH	\$0
g.	HOME Funds	\$0
h.	Other:	\$0
i.	Other:	\$0

Market-Rate Loans

a.	Taxable Bonds	\$0
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: **84.21%**

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. **TRUE** **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**

2020 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	\$193,640	(Note: Deferred Developer Fee cannot be negative.)
iv. Other:	\$0	

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A**.

Equity Total \$193,640

2. Equity Gap Calculation

a. Total Development Cost	\$10,439,148
b. Total of Permanent Funding, Grants and Equity	- \$6,693,640
c. Equity Gap	\$3,745,508
d. Developer Equity	- \$370
e. Equity gap to be funded with low-income tax credit proceeds	\$3,745,138

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	Truist		
Contact Person:	Steve Smith	Phone:	410-986-1656
Street Address:	120 E. Baltimore St		
City:	Baltimore, MD	State:	MD
		Zip:	21202

b. Syndication Equity

i. Anticipated Annual Credits	\$394,264.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.950
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	\$394,225
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$3,745,138

c. Syndication:	Private
d. Investors:	Corporate

4. Net Syndication Amount

Which will be used to pay for Total Development Costs \$3,745,138

5. Net Equity Factor

Must be equal to or greater than 85% 95.0001154367%

2020 Low-Income Housing Tax Credit Application For Reservation

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>\$10,439,148</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$6,693,640</u>
3. Equals Equity Gap		<u>\$3,745,508</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>95.0001154367%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$3,942,635</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$394,264</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$394,264</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$0</u>
	For 70% PV Credit:	<u>\$394,264</u>
Credit per LI Units	<u>\$8,213.8333</u>	Combined 30% & 70% PV Credit Requested
Credit per LI Bedroom	<u>\$3,791.0000</u>	

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		\$49,460
Plus Other Income Source (list):	Rental Assistance, Tenant Charges, Laundry, Abatement	\$3,500
Equals Total Monthly Income:		\$52,960
Twelve Months		x12
Equals Annual Gross Potential Income		\$635,520
Less Vacancy Allowance	7.0%	\$44,486
Equals Annual Effective Gross Income (EGI) - Low Income Units		\$591,034

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	\$591,034
b.	Annual EGI Market Units	\$0
c.	Total Effective Gross Income	\$591,034
d.	Total Expenses	\$231,139
e.	Net Operating Income	\$359,895
f.	Total Annual Debt Service	\$307,146
g.	Cash Flow Available for Distribution	\$52,749

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	591,034	602,854	614,911	627,210	639,754
Less Oper. Expenses	231,139	238,073	245,215	252,572	260,149
Net Income	359,895	364,781	369,696	374,638	379,605
Less Debt Service	307,146	307,146	307,146	307,146	307,146
Cash Flow	52,749	57,635	62,550	67,492	72,459
Debt Coverage Ratio	1.17	1.19	1.20	1.22	1.24

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	652,549	665,600	678,912	692,490	706,340
Less Oper. Expenses	267,953	275,992	284,272	292,800	301,584
Net Income	384,595	389,608	394,640	399,690	404,756
Less Debt Service	307,146	307,146	307,146	307,146	307,146
Cash Flow	77,449	82,462	87,494	92,544	97,610
Debt Coverage Ratio	1.25	1.27	1.28	1.30	1.32

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	720,467	734,876	749,574	764,565	779,856
Less Oper. Expenses	310,631	319,950	329,549	339,435	349,618
Net Income	409,835	414,926	420,025	425,130	430,238
Less Debt Service	307,146	307,146	307,146	307,146	307,146
Cash Flow	102,689	107,780	112,879	117,984	123,092
Debt Coverage Ratio	1.33	1.35	1.37	1.38	1.40

Estimated Annual Percentage Increase in Revenue	2.00% (Must be ≤ 2%)
Estimated Annual Percentage Increase in Expenses	3.00% (Must be ≥ 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: 1

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

Bldg #	BIN if known	NUMBER OF		<u>DO NOT use the CUT feature</u> Street Address 1 Street 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.		48	0	11501 Jefferson Davis Highway		Chester	VA	23831	\$0			\$0	\$9,856,599	12/31/22	4.00%	\$394,264				\$0
2.												\$0				\$0				\$0
3.												\$0				\$0				\$0
4.												\$0				\$0				\$0
5.												\$0				\$0				\$0
6.												\$0				\$0				\$0
7.												\$0				\$0				\$0
8.												\$0				\$0				\$0
9.												\$0				\$0				\$0
10.												\$0				\$0				\$0
11.												\$0				\$0				\$0
12.												\$0				\$0				\$0
13.												\$0				\$0				\$0
14.												\$0				\$0				\$0
15.												\$0				\$0				\$0
16.												\$0				\$0				\$0
17.												\$0				\$0				\$0
18.												\$0				\$0				\$0
19.												\$0				\$0				\$0
20.												\$0				\$0				\$0
21.												\$0				\$0				\$0
22.												\$0				\$0				\$0
23.												\$0				\$0				\$0
24.												\$0				\$0				\$0
25.												\$0				\$0				\$0
26.												\$0				\$0				\$0
27.												\$0				\$0				\$0
28.												\$0				\$0				\$0
29.												\$0				\$0				\$0
30.												\$0				\$0				\$0
31.												\$0				\$0				\$0
32.												\$0				\$0				\$0
33.												\$0				\$0				\$0
34.												\$0				\$0				\$0
35.												\$0				\$0				\$0

48 0

Totals from all buildings

\$0

\$0

\$9,856,599

\$394,264

\$0

\$0

Number of BINS: 1

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 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.

V. STATEMENT OF OWNER

- 10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or VHDA regulations, or other binding authority.
- 11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of \$1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.
- 12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.
- 13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credit Agencies of states in which these projects are located to share compliance information with the Authority.
- 14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.
- 15. that undersigned waives the right to pursue a Qualified Contract on this development.
- 16. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in VHDA's inability to process the application. The original or copy of this application may be retained by VHDA, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner: Lambert Landing II Limited Partnership

By: _____
Its: Authorized Representative of the GP
(Title)

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all VHDA Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	David Layman
Virginia License#:	0401015915
Architecture Firm or Company:	Hooker DeJong, Inc.

By: _____

Its: President CEO
(Title)

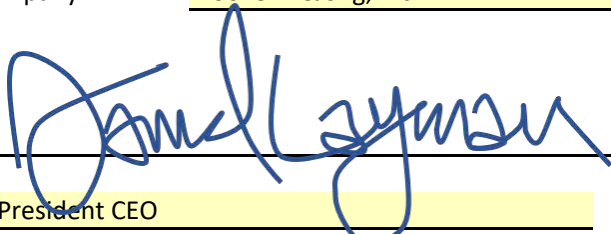
Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details.

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all VHDA Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	David Layman
Virginia License#:	0401015915
Architecture Firm or Company:	Hooker DeJong, Inc.

By: 
Its: President CEO
(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details.

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		Score
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. RESNET 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:			0.00

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:			15.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	Y	0 or up to 5	4.27
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	4.32%	Up to 40	8.64
d. Tax abatement on increase of property's value	Y	0 or 5	5.00
e. New project based rental subsidy (HUD or RD)	Y	0 or 10	10.00
f. Census tract with <12% poverty rate	10%	0, 20, 25 or 30	25.00
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	Y	Up to 20	20.00
Total:			72.91

2020 Low-Income Housing Tax Credit Application For Reservation

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities (See calculations below)			47.00
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	N	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	Y	0 or 15	15.00
e. Proximity to public transportation (within Northern VA or Tidewater)	Y10	0, 10 or 20	10.00
f. Development will be Green Certified	N	0 or 10	0.00
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>92.00</u>

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$86,400	\$57,400

a. Less than or equal to 20% of units having 1 or less bedrooms	Y	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	16.67%	Up to 15	12.50
c. Units with rent at or below 30% of AMI and are not subsidized (up to 10% of LI units)	0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	14.58%	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	29.17%	Up to 50	29.17
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	29.17%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	29.17%	Up to 50	0.00
Total:			<u>66.67</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	128.59
b. Cost per unit		Up to 100	24.66
Total:			<u>153.25</u>

7. BONUS POINTS:

a. Extended compliance	0 Years	40 or 50	0.00
or b. Nonprofit or LHA purchase option	N	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Y	Up to 45	35.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
Total:			<u>35.00</u>

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

TOTAL SCORE: 484.83

Amenities:

All units have:	Max Pts	Score
a. Community Room	5	0.00
b. Exterior walls constructed with brick and other low maintenance materials	25	25.00
c. Sub metered water expense	5	5.00
d. Watersense labeled faucets, toilets and showerheads	3	3.00
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	0.00
j. Baths equipped with humidistat	3	3.00
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	0.00
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	0.00
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>47.00</u>
All elderly units have:		
t. Front-control ranges	1	0.00
u. Independent/suppl. heat source	1	0.00
v. Two eye viewers	1	0.00
		<u>0.00</u>
Total amenities:		<u>47.00</u>

X. Development Summary

Summary Information 2020 Low-Income Housing Tax Credit Application For Reservation

Deal Name: Lambert Landing II

Cycle Type: 4% Tax Exempt Bonds Credits Requested Credit Amount: \$394,264
 Allocation Type: 0 Jurisdiction: Chesterfield County
 Total Units: 48 Population Target: General
 Total LI Units: 48
 Project Gross Sq Ft: 58,976.07 Owner Contact: Gregory Mustric
 Green Certified? FALSE

Total Score
484.83

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$6,500,000	\$135,417	\$110	\$307,146

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$6,117,404	\$127,446	\$104	58.60%
General Req/Overhead/Profit	\$808,926	\$16,853	\$14	7.75%
Other Contract Costs	\$0	\$0	\$0	0.00%
Owner Costs	\$2,367,553	\$49,324	\$40	22.68%
Acquisition	\$0	\$0	\$0	0.00%
Developer Fee	\$1,145,265	\$23,860	\$19	10.97%
Total Uses	\$10,439,148	\$217,482		

Total Development Costs	
Total Improvements	\$9,293,883
Land Acquisition	\$0
Developer Fee	\$1,145,265
Total Development Costs	\$10,439,148

Income	
Gross Potential Income - LI Units	\$635,520
Gross Potential Income - Mkt Units	\$0
Subtotal	\$635,520
Less Vacancy % 7.00%	\$44,486
Effective Gross Income	\$591,034

Proposed Cost Limit/Sq Ft: \$177
 Applicable Cost Limit/Sq Ft: \$229

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	0
# of 2BR	40
# of 3BR	8
# of 4+ BR	0
Total Units	48

Rental Assistance? TRUE

Expenses		
Category	Total	Per Unit
Administrative	\$74,675	\$1,556
Utilities	\$21,600	\$450
Operating & Maintenance	\$59,200	\$1,233
Taxes & Insurance	\$61,264	\$1,276
Total Operating Expenses	\$216,739	\$4,515
Replacement Reserves	\$14,400	\$300
Total Expenses	\$231,139	\$4,815

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	7	7
50% AMI	7	7
60% AMI	13	13
>60% AMI	21	21
Market	0	0

Cash Flow	
EGI	\$591,034
Total Expenses	\$231,139
Net Income	\$359,895
Debt Service	\$307,146
Debt Coverage Ratio (YR1):	1.17

Income Averaging? TRUE

Extended Use Restriction? 30

2020 Low-Income Housing Tax Credit Application For Reservation

\$/SF = **\$167.45** Credits/SF = **6.685124** Const \$/unit = **\$144,298.5417**

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

11000
400
1

400
1

*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	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	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
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

GENERAL								
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
AVG UNIT SIZE	0.00	0.00	1,186.82	1,437.94	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	40	8	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	265,140	311,540	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	265,140	311,540	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	265,140	311,540	0	0	0	0
PROJECT COST PER UNIT	0	0	198,728	240,777	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	22,335	26,244	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	22,335	26,244	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	22,335	26,244	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	7,934	9,613	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	20.87	3.79	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	107.46	21.12	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **24.66**

TOTAL CREDIT PER UNIT POINTS **128.59**

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	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 - 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	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

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-TH
Standard Parameter - low rise	0	0	265,140	311,540	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	265,140	311,540	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-TH
Standard Credit Parameter - low rise	0	0	22,335	26,244	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	22,335	26,244	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	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 - 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	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

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-TH
Standard Cost Parameter - low rise	0	0	265,140	311,540	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	265,140	311,540	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-TH
Standard Cost Parameter - low rise	0	0	22,335	26,244	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	22,335	26,244	0	0	0	0

2020 Low-Income Housing Tax Credit Application For Reservation

\$/SF = **\$167.45** Credits/SF = **6.685124** Const \$/unit = **\$144,298.54**

TYPE OF PROJECT GENERAL = 11000; ELDERLY = 12000
 LOCATION Inner-NVA=100; Outer-NV=200; NWC=300; Rich=400; Tid=500; Balance=600
 TYPE OF CONSTRUCTION N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(10,000-35,000)=4

11000
400
1

400
1

*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	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	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
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
AVG UNIT SIZE	0.00	0.00	1,186.82	1,437.94	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	40	8	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	265,140	311,540	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	265,140	311,540	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	0	265,140	311,540	0	0	0	0
PROJECT COST PER UNIT	0	0	198,728	240,777	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	22,335	26,244	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	22,335	26,244	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	22,335	26,244	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	7,934	9,613	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	20.87	3.79	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	107.46	21.12	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **24.66**

TOTAL CREDIT PER UNIT POINTS **128.59**

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	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 - 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	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

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-TH
Standard Parameter - low rise	0	0	265,140	311,540	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	265,140	311,540	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-TH
Standard Credit Parameter - low rise	0	0	22,335	26,244	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	22,335	26,244	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	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 - 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	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

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-TH
Standard Cost Parameter - low rise	0	0	265,140	311,540	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	265,140	311,540	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-TH
Standard Cost Parameter - low rise	0	0	22,335	26,244	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	22,335	26,244	0	0	0	0

A

Partnership or Operating Agreement

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

Lambert Landing II Limited Partnership
(the “Partnership”)

Limited Partnership Agreement

General Partner: Lambert Landing II GP, LLC
500 S. Front St., 10th Floor
Columbus, OH 43215

Limited Partner: Woda Investor Member, LLC
500 S. Front St., 10th Floor
Columbus, OH 43215

Lambert Landing II Limited Partnership

(a Virginia Limited Partnership)

Limited Partnership Agreement

February 26, 2020

This Limited Partnership Agreement (this “**Partnership Agreement**”) is entered into as of the date first set forth above by and among **LAMBERT LANDING II GP, LLC**, an Ohio limited liability company (the “**General Partner**”) and **WODA INVESTOR MEMBER, LLC**, an Ohio limited liability company (the “**Limited Partner**,”) and collectively with the General Partner, the “**Partners**”). This Partnership Agreement is intended to supersede, restate, and replace the existing Partnership Agreement of the Partnership and any amendments thereto in its entirety.

The parties to this Partnership Agreement, each in consideration of the acts, capital contributions, and promises of the others, agree as follows:

1. **Formation of the Partnership.** The Partnership was formed as of February 26, 2020, by the filing of the Partnership’s certificate of limited partnership with the Virginia State Corporation Commission.
2. **Name of the Partnership.** The name of the Partnership shall be “Lambert Landing II Limited Partnership.”
3. **Character and Purpose of the Business.** The general character and purpose of the business of the Partnership shall be: (a) to acquire, construct, own, finance, lease, maintain, and operate a housing development; (b) to eventually sell or otherwise dispose of the housing development; (c) to rehabilitate the housing development; and (d) to engage in all other activities incidental or related thereto.
4. **Principal Place of Business.** The address of the principal place of business of the Partnership shall be 500 S. Front St., 10th Floor, Columbus, Ohio 43215, or such other address as may from time to time be selected by the General Partner.
5. **Agent for Service of Process.** Woda Cooper Companies, Inc. shall be the Partnership’s agent for service of process (the “**Agent**”). The Agent’s address shall be 530 South Main Street, Norfolk, VA 23523.
6. **Name and Address of the General Partner.** The name and address of the General Partner is as follows:

Lambert Landing II GP, LLC
500 S. Front St., 10th Floor

Columbus, OH 43215

7. **Name and Address of the Limited Partner.** The name and address of the Limited Partner is as follows:

Woda Investor Member, LLC
500 S. Front St., 10th Floor
Columbus, OH 43215

8. **Term of Partnership.** The term of the Partnership shall begin as of the date noted above, and the Partnership shall continue in existence until December 31, 2080 or such later date as agreed to by all the Partners, unless it is earlier dissolved and terminated pursuant to the provisions of this Partnership Agreement.
9. **Partner's Capital Contributions.** Each Partner has made or will make a capital contribution to the Partnership in the amount of \$10.00.
10. **Profit and Loss Allocations.** Profit and losses for any fiscal year of the Partnership shall be allocated among the Partners in accordance with the following percentages.

General Partner	1%
Limited Partner	99%
Total	100%

11. **Distribution and Cash Flow Allocations.** Distribution and Cash Flow Allocations for any fiscal year of the Partnership shall be allocated among the Partners in accordance with the Profit and Loss Allocations.
12. **Management of the Partnership.** The Partnership shall be managed by the General Partner, who shall exercise control over the affairs of the Partnership. The General Partner shall be under a fiduciary duty to conduct and manage the affairs of the Partnership in a prudent, businesslike, and lawful manner and shall devote such part of its time to the affairs of the Partnership as shall be deemed necessary and appropriate to pursue the business and carry out the purposes of the Partnership as contemplated in this Partnership Agreement. The General Partner shall use commercially reasonable efforts and exercise good faith in all activities related to the business of the Partnership.
13. **Partnership Representative.** For the purposes of Subchapter C of Chapter 63 of the Code, the General Partner shall serve as the "Partnership Representative" of the Company and, as such, shall have all of the rights and obligations given to a Partnership Representative under said Subchapter.

14. **Limitation of Liability.** Except as otherwise required under the Act (relating to a limited partner's liability under certain circumstances to refund to the Partnership distributions of cash previously made to it as a return of capital), no Limited Partner shall be personally liable for any loss or liability of the Partnership beyond the amount of such Limited Partner's agreed-upon Capital Contributions.
15. **Books of Account.** The General Partner shall keep proper books of account for the Partnership using the accrual basis of accounting (subject to year-end adjustments). Such books of account shall be kept at the principal office of the Partnership.
16. **Counterparts.** This Partnership Agreement may be executed in several counterparts, all of which shall constitute one agreement, binding on all parties hereto, notwithstanding that all the parties are not signatories to the same counterpart.
17. **Applicable Law.** This Partnership Agreement and the rights of the Partners hereunder shall be interpreted in accordance with the laws of the State of Virginia.
18. **Successors.** This Partnership Agreement shall inure to the benefit of, be binding upon, and be enforceable by and against the parties hereto, their heirs, executors, administrators, successors, and assigns.
19. **Severability.** The invalidity or unenforceability of any provision of this Partnership Agreement in a particular respect shall not affect the validity or enforceability of any other provisions of this Partnership Agreement or of the same provision in any other respect.
20. **Amendment of the Partnership Agreement.** This Partnership Agreement may not be amended in whole or in part except by a written instrument signed by each General Partner and each Limited Partner.

[the remainder of this page was intentionally left blank]

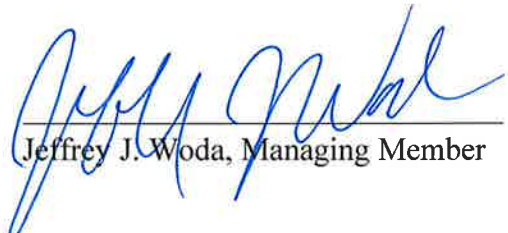
The Partners have executed this Partnership Agreement as of the date first set forth at the beginning hereof.

General Partner:

Lambert Landing II GP, LLC
An Ohio limited liability company

By: Woda Cooper General Partner, LLC
An Ohio limited liability company
Its Managing Member

By: Woda Cooper Communities, LLC,
An Ohio limited liability company
Its Sole Member

By: 
Its: Jeffrey J. Woda, Managing Member

Limited Partner:

Woda Investor Member, LLC
An Ohio limited liability company

By: 
Its: Jeffrey J. Woda Member

AMENDED AND RESTATED OPERATING AGREEMENT

OF

LAMBERT LANDING II GP, LLC

(An Ohio Limited Liability Company)

Charter No. 4124693

February 20, 2020

THIS AMENDED AND RESTATED OPERATING AGREEMENT (“Agreement”) is adopted by Woda Cooper General Partner, LLC (“Sole Member” and/or “Member”), as the Sole Member of Lambert Landing II GP, LLC (the “Company”) effective as of the date first set forth above. This Agreement is intended to supersede, restate, and replace the existing operating agreement of the Company and any amendments thereto in its entirety. The Company is organized as a single member Ohio limited liability company under and pursuant to the Ohio Limited Liability Company Act, as such shall be amended from time to time (the “Act”).

1. Name and Organization. The Company was formed on January 16, 2018, by the filing of the Company’s Articles of Organization (the “Articles”) with the Ohio Secretary of State and was named Woda Northland Boyceville GP, LLC. The Articles were amended on February 20, 2020 and the name of the Company was changed to Lambert Landing II GP, LLC.
1. Sole Member. Woda Cooper General Partner, LLC is the sole member of the Company. The Member’s address is 500 S. Front St., 10th Floor, Columbus, Ohio 43215.
2. Principal Office/Principal Place of Business. The address, principal office and principal place of business of the Company shall be at 500 S. Front St., 10th Floor, Columbus, Ohio 43215.
3. Agent for Service of Process. The name and business address of the agent for service of process for the Company is Christopher LaGrand, 500 S. Front St., 10th Floor, Columbus, Ohio 43215.
4. Purposes of Company. The Company may carry on any lawful business, purpose or activity for which limited liability companies may be formed under the Act.
5. General Powers. The Company shall have and may exercise all powers and rights that a limited liability company may exercise pursuant to the Act.
6. Term. The term of the Company commenced on the date that the Articles were filed with the Ohio Secretary of State and shall continue indefinitely, unless and until dissolved pursuant to the Act or this Agreement
7. Contributions. The Member has made contributions of cash, property or services to the capital of the Company. Without creating any rights in favor of any third party, the

Member may, from time to time, make additional contributions of cash, property or services to the capital of the Company when the Member determines that it is necessary or desirable to do so.

8. Distributions/Other Rights and Benefits. The Member shall be entitled (a) to receive all distributions (including without limitation, liquidating distributions) made by the Company, and (b) to enjoy all other rights, benefits and interests in the Company.
9. Management. The management of the Company shall be vested in the Member.
10. Limitation of Liability. The Member's liability for the debts and obligations of the Company shall be limited as set forth in the Act.
11. Fiscal Year/Method of Accounting. The fiscal year of the Company shall be the calendar year. The Company's books shall be kept in such manner and by using such method of accounting as the Member may determine, and the Member may change accounting methods whenever the Member believes a change to be in the best interest of the Company.
12. Company Books/Records. A written record showing the name, last known address and interest of the Member in the Company shall be maintained by the Company at its principal office. The Company shall also maintain and preserve at its principal office, during the entire term of the Company unless a shorter period is indicated below, all accounts, books, records and other material Company documents (separate from the accounts, books, records and documents of the Member), including, without limitation; (a) a copy of the Articles initially filed with the Ohio Secretary of State, and any amendments thereto; (b) a copy of this Agreement, together with any supplements, modifications or amendments to this Agreement; (c) copies of all federal, state and local tax returns and reports of the Company, if any, for the three most recent years; (d) copies of all financial statements of the Company for the three most recent years; and (e) a written statement of the amount of cash, and a description and a statement of the agreed value of any other property or services that the Member has contributed or agreed to contribute in the future.
13. Status. For purposes of U.S. Federal income tax and Ohio franchise and personal income tax, the Company is intended to be disregarded as an entity separate from its owner, pursuant to Treas. Reg. §301.7701-3(b) and O.R.C. §5733.01 (E), respectively.
14. Dissolution. The Company shall dissolve and its affairs shall be wound up at such time, if any, as the Member may elect. No other event (except an entry of a decree of judicial dissolution under the Act) will cause the Company to dissolve.
15. Successors and Assigns. Each and all of the covenants, terms, provisions and agreements in this Agreement shall be binding upon and inure to the benefit of the Member and its successors and assigns.


16. No Third Party Beneficiaries. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditors of the Company or any party other than the Member.
17. Amendment. This Agreement may not be amended except in writing by the Member.
18. Governing Law. This Agreement is governed by and shall be construed in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the Sole Member has executed this Agreement as of the date first set forth above.

SOLE MEMBER:

Woda Cooper General Partner, LLC

By: Woda Cooper Communities, LLC
Its Sole Member

By: 
Its: Managing Member

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into effective as of the 13th day of November, 2020, by and between Woda Cooper Development, Inc. (the “Developer”) and Lambert Landing II Limited Partnership (the “Owner”).

WITNESSETH:

WHEREAS, the Owner has been formed for the purposes, *inter alia*, of acquiring, financing, owning, constructing, developing, maintaining, improving, operating, leasing, and selling or otherwise disposing of real property described on Exhibit A attached hereto (the “Land”), together with all improvements furnishings, equipment, and personal property to be located thereon generally described on Exhibit B attached hereto (altogether, the “Improvements”) (together, the Land and Improvements will be collectively referred to herein as the “Project”). All units of which Project are intended to be rented and managed in order that the Project will qualify for low-income housing tax credits provided in Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”);

WHEREAS, in order to effectuate the purposes for which it has been formed, the Owner has engaged the services of the Developer with respect to overseeing the development of the Project for the Owner; and

WHEREAS, the Developer is experienced in the development of low-income multi-family housing projects pursuant to Section 42 of the Code; and

WHEREAS, the parties desire to memorialize their agreement with respect to the obligations of, and the services to be performed by the Developer;

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Appointment. The Owner hereby appoints the Developer to render services for the Owner, and confirms and ratifies the appointment of the Developer with respect to services rendered for the Owner to date, in supervising and overseeing the development of the Project as herein contemplated.

2. Obligations of the Developer.

The Developer shall have the following duties:

(a) To perform a financial feasibility study of the Project including, but not limited to, investigating various construction financing alternatives for the construction of the Project;

(b) To assist, advise and consult on the selection of, and provide coordination and supervision of, the architect and engineer in connection with the preparation of, and any changes to, the site plan for the Project and the renderings, drawings and specifications for construction of Improvements (the “Plans and Specifications”);

(c) To be cognizant of, and advise the Owner with respect to, compliance with Section 42 of the Code and applicable state law tax credit requirements as such laws relate to the development and construction of the Project and to coordinate the services of professionals in connection therewith;

(d) To be cognizant of and advise the Owner with respect to any and all land use and zoning laws, rules or regulations, city ordinances, including health and fire safety regulations, or any other requirements of law or governmental authorities applicable to the development and construction of the Improvements and to coordinate the services of professionals in connection therewith;

(e) To assist, coordinate and supervise the obtaining of all necessary permits and approvals for, and in connection with, the development and construction of the Project;

(f) To consult, advise and assist in obtaining construction financing for the development and construction of the Improvements, including, without limitation, preparation of a development and construction budget and pro forma cash flow projections and coordinating professionals in connection therewith;

(g) To be cognizant of, and advise the Owner with respect to, compliance with any and all obligations of the Owner under any agreements with lenders or any governmental entities, which agreements have been executed by the Owner in connection with approvals for, or financing of, the Project or construction of the Improvements;

(h) To cooperate and coordinate with the general contractor appointed by the Owner;

(i) To otherwise use commercial best efforts to coordinate, supervise, monitor and cause the development and construction of the Project on a timely basis and within the contemplated budget;

(j) To record the progress on all of the foregoing, and, as requested, submit written progress reports to the Owner; and

(k) To maintain or cause to be maintained at its sole cost and expense all office and accounting facilities and equipment necessary to adequately perform all functions of Developer specified herein.

The Developer may retain the services of independent consultants, provided the Owner shall have no responsibility to such independent parties. The Developer shall not be required to take any action, which would require a contractor’s license.

The Developer shall be an independent contractor.

3. Development Fee.

In consideration of the performance by the Developer of the development services described herein, the Owner shall pay to the Developer a development fee and a development overhead fee (altogether, the "Development Fee") in the aggregate amount of One Million One Hundred Forty-Five Thousand Two Hundred Sixty-Five Dollars (\$1,145,265).

The Owner, the Developer acknowledges that specific portions of the Development Fee shall be earned by Developer and payable by the Owner as certain benchmarks are satisfied, but in any event all of the Development Fee shall be earned by the Developer upon the issuance of the last certificate of occupancy for the Project.

The development fee shall be earned by the Developer as follows:

- (a) Twenty percent (20%) of the fee shall be earned based on certain pre-construction activities accomplished by December 31, 2021, as requested by the Owner.
- (b) Eighty percent (80%) of the fee shall be earned based on the issuance of the last certificate of occupancy for the Project.

The development fee shall be paid by the Owner no later than the following dates:

- (a) At the time of construction loan closing, an amount calculated at \$11,453 shall be paid to the Developer.
- (b) At the time of construction completion, an amount calculated at \$11,453, plus cost savings shall be paid to the Developer.
- (c) At the time of 100% qualified occupancy, an amount of \$11,433, plus cost savings shall be paid to the Developer.
- (d) At the time of issuance of the IRS Form 8609 for the Project, an amount of \$55,769, plus cost savings shall be paid to the Developer.
- (e) The deferred portion of the Developer Fee, currently projected as \$1,055,110, or such other remaining balance shall be payable to the Developer from the distributable cash flow from the Owner, but in no event later than the end of the calendar year in which the 12th anniversary of the issuance of the last certificate of occupancy for the Project occurs.

The unpaid portion of the Development Fee shall not bear interest.

4. Termination of Duties and Responsibilities of Developer.

The Developer shall have no further duties or obligations hereunder after receipt of a Certificate of Occupancy for the last building in the Project and completion of all punch list items. The Developer's duties, responsibilities and rights hereunder shall not be terminated by the Owner except for "cause" as finally determined by a court of competent jurisdiction. For purposes hereof, "cause" shall mean fraud, dishonesty, and reckless disregard for customary practices and intentional misconduct after at least forty-five (45) days prior notice and opportunity to cure.

5. Miscellaneous.

(a) This Agreement shall be binding upon the parties hereto and their respective successors and permitted assigns. This Agreement may not be assigned by any of the parties hereto without the written consent of the other party, except that the Developer may assign its rights but not its duties under this Agreement.

(b) The descriptive paragraph headings of this Agreement are inserted for convenience only and are not intended to and shall not be construed to limit, enlarge, or affect the scope or intent of this Agreement nor the meaning of any provision hereof.

(c) This Agreement and the rights and obligations of the parties hereto shall be governed and construed and enforced in accordance with the laws of the state of Virginia.

(d) This Agreement embodies the entire agreement and understanding between the parties relating to the obligations of, and services to be performed by, the Developer in overseeing the development of the Project, and supersedes all prior agreements, understandings, representations, or warranties, express or implied, related to such subject matter.

(e) This Agreement shall not be amended or modified in any respect without the prior written consent of each party hereto and the Owner's general partner.

(f) No party hereto shall file or attempt to file this Agreement of record.

(g) This Agreement and the obligations of the Developer hereunder are solely for the benefit of the Owner and its partners and no benefits to third parties are intended.

(h) In the event any provision hereof is deemed to be unenforceable or against public policy, then such provision shall be deemed omitted from this Agreement and to the extent possible such provision shall be replaced with an enforceable provision which corresponds with the spirit of the omitted provision, and no other provision of this Agreement shall be affected by such omission or unenforceability.

(i) The parties agree that the prevailing party in any action or dispute involving litigation concerning the subject matter hereof, shall be entitled to attorneys' fees and court costs.

(j) The waiver by any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

6. Notice.

Any notice required to be given hereunder shall be in writing and mailed by certified mail, postage prepaid, or hand delivered with receipt of service simultaneously to all parties at the addresses set forth on Exhibit C attached hereto. Each party shall have the right to change its address for the receipt of notices, upon the giving of proper notice to all other parties hereto. Whenever a period of time is to be computed from the date of receipt of an item of certified mail, such period shall be computed from the fifth day following the date of mailing if delivery of the certified mail item is refused by the party to whom it was directed. Otherwise, such period shall be computed from the date of delivery.

7. Counterparts.

This Agreement may be executed in several 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.

8. Responsibilities of the Owner.

In order for the Developer to perform duties described herein, the Owner shall:

- (a) Provide full information regarding its requirements for the Project;
- (b) Designate a representative who shall be fully acquainted with the scope of the work and has authority to render decisions promptly and furnish information expeditiously; and,
- (c) If the Owner becomes aware of any fault or defect in the Project or nonconformance with any contract or other documents, it shall give prompt written notice thereof to the Developer.

[SIGNATURES CONTAINED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Development Agreement on the date and year first above written.

DEVELOPER:

Woda Cooper Development, Inc.

By:  _____
Its: Executive Vice President/General Counsel

OWNER:

Lambert Landing II Limited Partnership
A Virginia limited partnership

By: Lambert Landing II GP, LLC
An Ohio limited liability company
Its General Partner

By: Woda Cooper General Partner, LLC
An Ohio limited liability company
Its Managing Member

By: Woda Cooper Communities, LLC
An Ohio limited liability company
Its Sole Member

By:  _____
Its: Managing Member

EXHIBIT A

That certain piece of real estate located at 11501 Jefferson Davis Highway, Chester, VA 23831.

EXHIBIT B

The Project will consist of a 48-unit multifamily community. The definition of the Project will include the architectural and engineering plans as and when the same are completed and approved by the Owner.

EXHIBIT C

DEVELOPER

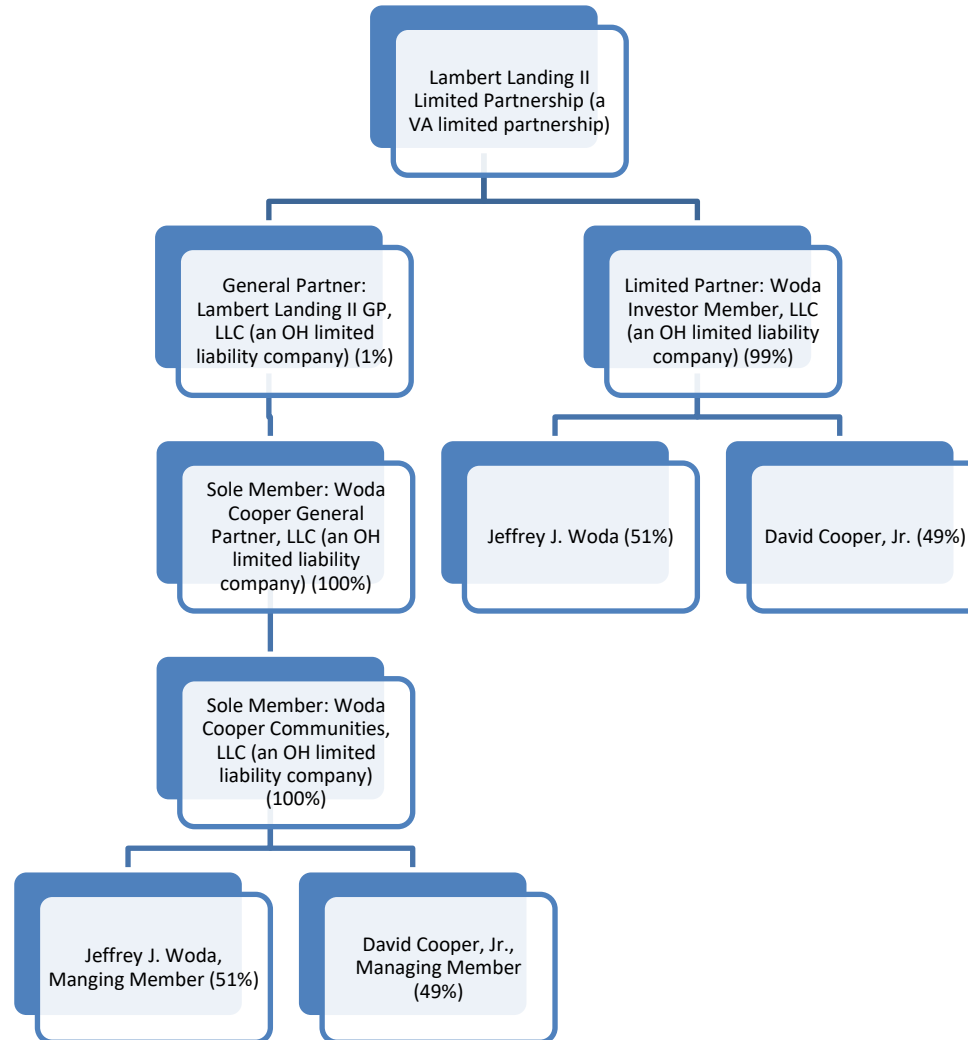
Woda Cooper Development, Inc.
500 S. Front St., 10th Floor
Columbus, OH 43215

OWNER

Lambert Landing II Limited Partnership
500 S. Front St., 10th Floor
Columbus, OH 43215

Lambert Landing II Limited Partnership

Organizational Chart



Lambert Landing II Deferred Developer Fee Repayment

Initial Balance: \$ 1,045,740

Year	Cash Flow for Payment	DDF Balance
1	\$ 52,749	\$ 992,991
2	\$ 57,635	\$ 935,356
3	\$ 62,550	\$ 872,806
4	\$ 67,492	\$ 805,315
5	\$ 72,459	\$ 732,856
6	\$ 77,449	\$ 655,406
7	\$ 82,462	\$ 572,945
8	\$ 87,494	\$ 485,451
9	\$ 92,544	\$ 392,906
10	\$ 97,610	\$ 295,297
11	\$ 102,689	\$ 192,607
12	\$ 107,780	\$ 84,828
13	\$ 112,879	\$ -
14	\$ 117,984	\$ -
15	\$ 123,092	\$ -

B

Virginia State Corporation
Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, February 26, 2020

This is to certify that the certificate of limited partnership of

Lambert Landing II Limited Partnership

was this day admitted to record in this office and that the said limited partnership is authorized to transact its business subject to all Virginia laws applicable to the limited partnership and its business.

Effective date: February 26, 2020



STATE CORPORATION COMMISSION

Attest:

Joel H. Beck

Clerk of the Commission

C

Principal's Previous
Participation Certification
(MANDATORY)



Previous Participation Certification

Development Name: Lambert Landing II
Name of Applicant (entity): Lambert Landing II Limited Partnership

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

Jeffrey J. Woda

Printed Name

10/26/2020

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



Previous Participation Certification

Development Name: _____

Name of Applicant (entity): _____

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

Printed Name

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: Lambert Landing II
 Name of Applicant: Lambert Landing II Limited Partnership

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 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Lambert Landing II GP, LLC **Controlling GP (CGP) or 'Named' Managing Member of Proposed property?*** Y
 Principal's Name: 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							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							

* 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: 0 0 #DIV/0! **LIHTC as % of Total Units**
 v.01.01.20

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								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								
59								
60								
61								
62								
63								
64								
65								
66								
67								
68								
69								
70								
71								
72								
73								
74								
75								
76								
77								
78								
79								
80								
81								
82								
83								
84								
85								
86								
87								
88								
89								
90								
91								
92								
93								
94								
95								
96								
97								
98								
99								
100								

2nd PAGE TOTAL: 0 0

GRAND TOTAL: 0 0 #DIV/0! LIHTC as % of Total Unit

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	Oakmont Greene II/WV	Oakmont Greene II, LLC/614-396-3200	Y	50	50	12/23/2005	12/7/2007	NO
47	Paigelynn Place/OH	Paigelynn Place, LLC/614-396-3200	Y	60	60	10/21/2005	12/21/2007	NO
48	Paint Landing/KY	Paint Landing, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
49	Paint Lick Station/KY	Paint Lick Station, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
50	Patrick Place/OH	Patrick Place LP/614-396-3200	Y	24	24	9/1/2005	3/20/2007	NO
51	Pembrook Greene/OH	Pembrook Greene, LLC/614-396-3200	Y	18	18	12/12/2008	7/30/2009	NO
52	Providence Greene/WV	Providence Greene, LLC/614-396-3200	Y	50	50	12/29/2005	12/4/2007	NO
53	Providence Greene II/WV	Providence Greene II, LLC/614-396-3200	Y	50	50	11/27/2006	12/3/2008	NO
54	Quail Meadow/OH	Woda Quail Meadow, LLC/614-396-3200	Y	50	50	12/19/2006	4/17/2007	NO
55	Riverbich Greene/OH	Riverbich Greene, LLC/614-396-3200	Y	60	51	12/29/2004	6/10/2005	NO
56	Riverview Place/OH	Riverview Place LP/614-396-3200	Y	33	33	12/31/2003	6/10/2005	NO
57	Russell's Place/OH	Russell's Place, LLC/614-396-3200	Y	32	32	12/29/2006	6/18/2007	NO
58	Sawgrass Greene/KY	Sawgrass Greene, LLC/614-396-3200	Y	54	54	12/22/2005	2/8/2007	NO
59	Stoney Ridge/OH	Cadiz Homes LP/614-396-3200	Y	28	28	11/28/2003	7/14/2004	NO
60	Stableford Crossing/OH	Stableford Crossing, LLC/614-396-3200	Y	18	18	10/2/2008	8/4/2009	NO
61	Tibbits Greene/MI	Tibbits Greene, LLC/614-396-3200	Y	24	24	12/21/2007	9/28/2009	NO
62	Tremont Greene/OH	Tremont Greene, LLC/614-396-3200	Y	40	34	12/28/2004	9/22/2005	NO
63	Troon Crossing/OH	Troon Crossing, LLC/614-396-3200	Y	60	60	12/29/2006	4/26/2007	NO
64	Valley Greene/OH	Ohio Valley Housing, LLC/614-396-3200	Y	24	24	8/31/2007	11/19/2008	NO
65	Valley View/TN	Valley View LP/614-396-3200	Y	64	64	12/4/2003	4/18/2005	NO
66	Victoria Place/OH	Victoria Place LP/614-396-3200	Y	30	30	12/31/2003	7/8/2004	NO
67	Victory Place/WV	Victory Place, LLC/614-396-3200	Y	50	50	12/29/2005	11/13/2007	NO
68	Webster Glen/OH	Woda Adams County Housing, LLC/614-396-3200	Y	12	12	11/9/2007	9/30/2009	NO
69	Webster Greene/OH	Woda Adams County Housing, LLC/614-396-3200	Y	36	36	9/1/2007	9/30/2009	NO
70	Wesley Yard/OH	Wesley Yard, LLC/614-396-3200	Y	46	46	12/15/2008	10/16/2009	NO
71	Whitman Crossing/MI	Whitman Crossing, LLC/614-396-3200	Y	24	24	12/21/2007	12/29/2008	NO
72								
73	Zachary's Crossing/OH	Zachary's Crossing, LLC/614-396-3200	Y	40	40	12/15/2005	4/10/2006	NO
74	Ardmore Crossing/OH	Ardmore Crossing, LLC/614-396-3200	Y	50	50	10/9/2009	8/17/2010	NO
75	Connolly Park/PA	Connolly Park, LLC/614-396-3200	Y	32	32	10/7/2010	6/11/2010	NO
76	Fairway Crossing/OH	Fairway Crossing LP/614-396-3200	Y	36	36	11/27/2009	2/4/2011	NO
77	Forest Edge/OH	Forest Edge, LLC/614-396-3200	Y	36	36	7/29/2009	8/16/2010	NO
78	Gables at Countryside Lane II/OH	Gables at Countryside Lane II, LLC/614-396-3200	Y	24	24	8/28/2006	4/17/2007	NO
79	Hallet Crossing/MI	Hallet Crossing, LLC/614-396-3200	Y	24	24	11/19/2008	10/7/2010	NO
80	Orchard Glen/OH	Orchard Glen, LLC/614-396-3200	Y	32	32	9/30/2009	9/23/2010	NO
81	Ridgewood Greene/OH	Ridgewood Greene, LLC/614-396-3200	Y	40	40	11/11/2008	5/7/2010	NO
82	Sycamore House/MI	Sycamore House LDHA LP/614-396-3200	Y	40	36	12/22/2009	12/13/2011	NO
83	Madison Grove/PA	Madison Grove, LLC/614-396-3200	Y	50	50	7/24/2010	3/25/2011	NO
84	Sky Meadows/OH	Sky Meadows, LLC/614-396-3200	Y	40	40	10/26/2009	9/9/2010	NO
85	Woda Old Hickory/OH	Woda Old Hickory LP/614-396-3200	Y	36	36	11/16/2010	3/7/2012	NO
86	Honeybrook Greene/OH	Honeybrook Greene LP/614-396-3200	Y	40	40	11/19/2010	3/25/2011	NO
87	Preston's Crossing/OH	Preston's Crossing LP/614-396-3200	Y	24	24	12/27/2010	5/12/2011	NO
88	Lightner Greene/PA	Lightner Greene, LLC/614-396-3200	Y	50	50	12/17/2010	8/10/2011	NO
89	Raystown Crossing/PA	Raystown Crossing LP/614-396-3200	Y	50	50	12/29/2010	8/11/2011	NO
90	Cumberland Meadows/MD	Cumberland Meadows LP/614-396-3200	Y	64	64	9/20/2011	10/4/2012	NO
91	Penn Square/MD	Penn North Partners LLLP/614-396-3200	Y	79	79	3/14/2011	7/24/2012	NO
92	Braddock's Greene/MD	Braddock's Greene, LLC/614-396-3200	Y	50	50	12/31/2010	3/21/2012	NO
93	Brentwood Greene/IN	Brentwood Greene, LLC/614-396-3200	Y	60	60	9/16/2010	8/29/2011	NO
94	Crowfield Greene/SC	Crowfield Greene LP/614-396-3200	Y	42	42	12/29/2010	2/24/2011	NO
95	Jenny Greene/SC	Jenny Greene LP/614-396-3200	Y	50	50	12/13/2010	2/24/2011	NO
96	Patterson Crossing/MI	Patterson Crossing LDHA LP/614-396-3200	Y	56	56	9/30/2010	8/9/2012	NO
97	Monarch Greene/OH	Monarch Greene LP/614-396-3200	Y	44	44	12/20/2011	5/1/2012	NO
98	Richwood Greene/OH	Richwood Greene LP/614-396-3200	Y	42	42	12/30/2011	12/19/2012	NO
99	Wayne Crossing/OH	Wayne Crossing LP/614-396-3200	Y	48	48	10/24/2011	3/23/2012	NO
100	Pheasant Ridge/OH	Pheasant Ridge LP/614-396-3200	Y	24	24	11/10/2011	4/13/2012	NO

2nd PAGE TOTAL: 2,188 2,169

GRAND TOTAL: 3,788 3,709

LHFC as % of Total Unit 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)
101	Hattie Greene/OH	Hattie Greene LP/614-396-3200	Y	27	27	6/9/2011	5/1/2012	NO
102	Frontier Run/OH	Frontier Run, LLC/614-396-3200	Y	16	16	8/4/2010	9/7/2011	NO
103	Jeremy Park/OH	Jeremy Park, LLC/614-396-3200	Y	36	36	9/1/2010	8/31/2011	NO
104	Joshua Landings/OH	Joshua Landings, LLC/614-396-3200	Y	40	40	11/1/2010	8/31/2011	NO
105	Moccasin Run/OH	Moccasin Run, LLC/614-396-3200	Y	36	36	11/4/2010	9/7/2011	NO
106	Mallory Meadows/OH	Mallory Meadows, LLC/614-396-3200	Y	24	24	8/12/2010	8/30/2011	NO
107	Ursula Park/OH	Ursula Park, LLC/614-396-3200	Y	36	36	10/20/2010	9/7/2011	NO
108	Mason Greene/KY	Mason Greene LP/614-396-3200	Y	68	68	6/6/2011	11/16/2011	NO
109	Drake Crossing/PA	Drake Crossing LP/614-396-3200	Y	30	30	10/3/2011	9/6/2012	NO
110	Woda Pinecrest Greene/SC	Woda Pinecrest Greene LP/614-396-3200	Y	44	44	3/25/2011	6/30/2011	NO
111	McCalla Greene/MI	McCalla Greene, LLC/614-396-3200	Y	32	32	11/30/2010	6/8/2012	NO
112	Sustainable Fellwood II/GA	Sustainable Fellwood II LP/614-396-3200	Y	110	110	12/23/2011	8/17/2012	NO
113	Belle Prairie/OH	Belle Prairie LP/614-396-3200	Y	40	40	8/13/2012	1/15/2013	NO
114	Sterling Greene/TN	Sterling Greene LP/614-396-3200	Y	48	48	7/23/2012	12/21/2012	NO
115	Sustainable Fellwood III/GA	Sustainable Fellwood III LP/614-396-3200	Y	100	100	12/27/2011	11/15/2012	NO
116	City View Place/VA	City View Place LP/614-396-3200	Y	32	32	10/17/2012	5/28/2013	NO
117	Rosewood Manor/OH	Rosewood Manor LP/614-396-3200	Y	24	24	11/9/2007	11/9/2007	NO
118	Quaker Meadow/PA	Quaker Meadow, LLC/614-396-3200	Y	40	40	9/30/2011	5/9/2012	NO
119	Windjammer Greene/MI	Windjammer Greene LDHA LP/614-396-3200	Y	24	24	12/5/2012	11/18/2013	NO
120	Wood Creek/MI	Wood Creek LDHA LP/614-396-3200	Y	32	32	12/28/2012	11/18/2013	NO
121	Koehler Crossing/MI	Koehler Crossing LDHA LP/614-396-3200	Y	28	28	6/25/2012	3/29/2013	NO
122	Livingston Greene/MI	Livingston Greene LDHA LP/614-396-3200	Y	32	32	8/21/2012	6/6/2013	NO
123	Oak Hollow/SC	Woda Oak Hollow LP/614-396-3200	Y	44	44	5/25/2012	2/8/2013	NO
124	Anderson Crossing/IN	Anderson Crossing LP/614-396-3200	Y	92	92	11/13/2012	7/26/2013	NO
125	Woda Autumn Run/OH	Woda Autumn Run LP/614-396-3200	Y	38	38	11/30/2012	4/10/2013	NO
126	Woda Raceland Meadows/KY	Woda Raceland Meadows LP/614-396-3200	Y	32	32	3/4/2013	6/28/2013	NO
127	Chestnut Greene/KY	Chestnut Greene LP/614-396-3200	Y	24	24	1/31/2013	6/19/2013	NO
128	Pennington Crossing/TN	Pennington Crossing LP/614-396-3200	Y	48	48	12/10/2013	12/31/2013	NO
129	Xena Place/OH	Xena Place LP/614-396-3200	Y	40	40	12/13/2012	6/3/2013	NO
130	Junction City Associates/OH	Junction City Associates LP/614-396-3200	Y	24	24	1/1/2013	6/3/2013	NO
131	Crawford Place/OH	Crawford Place LP/614-396-3200	Y	30	30	1/1/2013	6/3/2013	NO
132	Clough Commons/OH	Clough Commons LP/614-396-3200	Y	46	46	11/21/2012	6/3/2013	NO
133	Schoenbrunn Greene/OH	Schoenbrunn Greene LP/614-396-3200	Y	40	40	6/1/2013	1/15/2014	NO
134	Hayden Senior Housing/OH	Hayden Senior Housing LP/614-396-3200	Y	44	44	12/31/2013	9/10/2014	NO
135	Heatty Crossing/OH	Heatty Crossing LP/614-396-3200	Y	32	32	12/31/2013	10/23/2014	NO
136	The Lofts at Court and Main/OH	The Lofts at Court and Main LP/614-396-3200	Y	31	31	3/22/2013	7/16/2013	NO
137	Glen Abbey Crossing/KY	Glen Abbey Crossing LP/614-396-3200	Y	24	24	7/31/2013	1/16/2014	NO
138	Saluda Commons/SC	Edgefield Greene LP/614-396-3200	Y	40	40	5/13/2014	11/20/2014	NO
139	Washington School/OH	Washington School LP/614-396-3200	Y	42	42	8/31/2014	9/22/2015	NO
140	Jacob's Crossing/OH	Jacob's Crossing LP/614-396-3200	Y	42	42	12/1/2013	4/9/2014	NO
141	Alston Park/OH	Alston Park LP/614-396-3200	Y	39	39	9/30/2013	12/2/2015	NO
142	Chelsea Greene/WV	Chelsea Greene LP/614-396-3200	Y	32	32	9/23/2013	5/19/2015	NO
143	Oak Valley Gardens/WV	Oak Valley Gardens LP/614-396-3200	Y	28	28	12/29/2014	5/19/2015	NO
144	New Forge Crossing/PA	New Forge Crossing LP/614-396-3200	Y	60	60	6/26/2014	10/28/2015	NO
145	Meyers Greene/PA	Meyers Greene LP/614-396-3200	Y	52	52	1/13/2014	3/30/2015	NO
146	Lloyd House/MI	Lloyd House LDHA LP/614-396-3200	Y	44	44	12/26/2013	9/15/2015	NO
147	Barton Greene/TN	Barton Greene LP/614-396-3200	Y	50	50	12/30/2013	6/3/2014	NO
148	Dutch Ridge/WV	Dutch Ridge LP/614-396-3200	Y	24	24	6/30/2013	12/11/2013	NO
149	Amemans Place/PA	Amemans Place LP/614-396-3200	Y	50	50	12/31/2013	4/10/2015	NO
150	Columbus School/MD	Columbus School LP/614-396-3200	Y	49	49	6/20/2014	11/16/2015	NO
151	Hilton-North Avenue/MD	Hilton-North Avenue LP/614-396-3200	Y	63	63	9/19/2013	7/21/2015	NO
152	Prescott Greene/IN	Prescott Greene LP/614-396-3200	Y	32	32	5/29/2013	6/17/2014	NO
153	Manistee Place/MI	Manistee Place LDHA LP/614-396-3200	Y	46	46	11/21/2013	9/24/2014	NO
154	Bridgeview Greene/MI	Bridgeview Greene LDHA LP/614-396-3200	Y	40	40	4/23/2013	11/18/2013	NO
155	Charters Cove/MI	Charters Cove LP/614-396-3200	Y	24	24	8/30/2012	11/18/2013	NO

3rd PAGE TOTAL: 2,245 2,245

GRAND TOTAL: 6,033 5,954

LIHTC as % of Total Unit 99%

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)	
156	Cheboygan Shores/MI	Cheboygan Shores LDHA LP/614-396-3200	Y	24	24	4/23/2012	11/18/2013	NO
157	Crooked River/MI	Crooked River LDHA LP/614-396-3200	Y	16	16	10/31/2012	1/9/2014	NO
158	Olde Mill/MI	Olde Mill LDHA LP/614-396-3200	Y	24	24	9/25/2012	1/9/2014	NO
159	Harmony Greene/GA	Harmony Greene LP/614-396-3200	Y	50	50	10/11/2012	5/6/2013	NO
160	Liberty Pointe/VA	Liberty Pointe LP/614-396-3200	Y	48	48	12/18/2015	5/31/2016	NO
161	Bailey Court/VA	Bailey Court LP/614-396-3200	Y	32	32	12/27/2016	4/12/2018	NO
162	Brennan Pointe/VA	Brennan Pointe LP/614-396-3200	Y	44	44	12/31/2016	12/20/2017	NO
163	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
164	Woda Bell Diamond Manor /VA	Woda Bell Diamond Manor, LLC/614-396-3200	Y	128	128	12/27/2017	7/29/2019	NO
165	Brennan Pointe II/VA	Brennan Pointe II LP/614-396-3200	Y	43	43	10/31/2018	6/21/2019	NO
166	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
167	Seaborn Greene/SC	Seaborn Greene LP/614-396-3200	Y	40	40	6/26/2015	12/7/2015	NO
168	Butler Crossing/SC	Butler Crossing LP/614-396-3200	Y	40	40	3/31/2016	11/17/2016	NO
169	Majors Crossing/OH	Majors Crossing LP/614-396-3200	Y	40	40	11/23/2015	6/29/2016	NO
170	Northside Drive Apartments/TN	Northside Drive Apartments LP/614-396-3200	Y	40	40	9/18/2015	12/21/2015	NO
171	Capital Greene/WV	Capital Greene LP/614-396-3200	Y	40	40	10/30/2015	12/21/2016	NO
172	Tooley Place/NC	Tooley Place, LLC/614-396-3200	Y	36	36	9/11/2015	6/2/2016	NO
173	Viewmont Square Court/NC	Viewmont Square Court, LLC/614-396-3200	Y	50	50	12/30/2015	5/13/2016	NO
174	Brookside Commons/MI	Brookside Commons LDHA LP/614-396-3200	Y	72	72	12/8/2015	8/29/2016	NO
175	Woda Boardman Lake/MI	Woda Boardman Lake LDHA LP/614-396-3200	Y	112	112	12/30/2013	9/13/2016	NO
176	Greensburg Manor/OH	Greensburg Manor LP/614-396-3200	Y	50	50	10/27/2016	6/14/2017	NO
177	Willoughbeach Terrace/OH	Willoughbeach Terrace LP/614-396-3200	Y	50	50	9/30/2016	6/12/2017	NO
178	Fayette Landing/OH	Fayette Landing LP/614-396-3200	Y	36	36	11/30/2016	2/2/2018	NO
179	Oliver Crossing/TN	Oliver Crossing LP/614-396-3200	Y	24	24	11/21/2016	1/26/2017	NO
180	LaBelle Greene/WV	LaBelle Greene LP/614-396-3200	Y	40	40	12/29/2016	11/20/2017	NO
181	McCormick Greene/WV	McCormick Greene LP/614-396-3200	Y	24	24	9/20/2016	11/3/2017	NO
182	Woodyard Greene/WV	Woodyard Greene LP/614-396-3200	Y	30	30	8/24/2016	12/14/2017	NO
183	Pringle House/WV	Pringle House LP/614-396-3200	Y	40	40	9/16/2015	12/21/2016	NO
184	Bayridge Greene/WV	Bayridge Greene LP/614-396-3200	Y	40	40	8/25/2015	12/21/2016	NO
185	Pebblecreek Crossing/KY	Pebblecreek Crossing LP/396-3200	Y	48	48	2/6/2017	6/13/2017	NO
186	Breas Crossing/KY	Breas Crossing LP/614-396-3200	Y	44	44	10/27/2016	4/17/2017	NO
187	Dawn Ridge/PA	Dawn Ridge LP/614-396-3200	Y	58	58	12/18/2015	10/26/2017	NO
188	Mary Harvin Center/MD	Mary Harvin Center LP/614-396-3200	Y	61	61	1/20/2016	5/11/2017	NO
189	Freedman Point/VA	Freedman Point LP/614-396-3200	Y	68	68	11/21/2019	TBD	NO
190	Hiawatha Apartments/MI	Hiawatha Apartments LDHA LP/614-396-3200	Y	32	32	12/23/2015	4/21/2017	NO
191	Boynton Village/GA	Boynton Village LP/614-396-3200	Y	43	43	10/15/2015	7/11/2016	NO
192	Silver Lakes/GA	Silver Lakes LP/614-396-3200	Y	44	44	9/9/2016	9/14/2017	NO
193	Everts Hill/OH	Everts Hill LP/614-396-3200	Y	49	49	12/27/2017	1/17/2019	NO
194	Emerald Gardens/WV	Emerald Gardens LP/614-396-3200	Y	42	42	12/15/2017	11/30/2018	NO
195	Terrapin Park/WV	Terrapin Park Assoc. LP/614-396-3200	Y	49	49	6/15/2017	11/8/2018	NO
196	Tristan Ridge/KY	Tristan Ridge LP/614-396-3200	Y	44	44	12/22/2017	6/25/2018	NO
197	Nelsonville School Commons/OH	Nelsonville School Commons LP/614-396-3200	Y	33	33	12/5/2017	11/9/2018	NO
198	ATZ Place/IN	ATZ Place LP/614-396-3200	Y	38	38	9/27/2017	8/16/2018	NO
199	Parrish Greene/SC	Parrish Greene LP/614-396-3200	Y	28	28	7/28/2017	2/9/2018	NO
200	Enchanted Glen/MI	Enchanted Glen LDHA LP/614-396-3200	Y	36	36	2/7/2017	5/21/2018	NO
201	Penn Square II/MD	Penn Square II LP/614-396-3200	Y	61	61	10/9/2015	8/5/2016	NO
202	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
203	Holley Pointe/VA	Holley Pointe LP/614-396-3200	Y	50	50	TBD	TBD	NO
204	Wheatland Crossing/OH	Wheatland Crossing LP/614-396-3200	Y	42	42	11/9/2017	11/9/2018	NO
205	White Oak Crossing/TN	White Oak Crossing LP/614-396-3200	Y	60	60	12/28/2018	11/26/2019	NO
206	Crystal Valley Manor/TN	Crystal Valley Manor LP/614-396-3200	Y	40	40	9/24/2018	5/3/2019	NO
207	Shepard Greene/NC	Shepard Greene LP/614-396-3200	Y	50	50	12/28/2018	10/17/2019	NO
208	Butler Crossing II/SC	Butler Crossing II LP/614-396-3200	Y	42	42	7/8/2019	2/24/2020	NO
209	Grand View Place/MI	Grand View Place LDHA LP/614-396-3200	Y	68	68	12/29/2017	11/7/2019	NO
210	Cavalier Greene/MI	Cavalier Greene LDHA LP/614-396-3200	Y	40	40	12/8/2017	4/18/2019	NO

4th PAGE TOTAL: 2,533 2,533
 GRAND TOTAL: 8,566 8,487 LIHTC as % of 99% Total Unit

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)
211	Portland School/MI	Portland School LDHA LP/614-396-3200	Y	29	29	12/27/2017	7/2/2019	NO
212	Mallalieu Pointe/GA	Mallalieu Pointe LP/614-396-3200	Y	67	67	3/30/2018	3/7/2019	NO
213	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
214								
215								
216								
217								
218								
219								
220								
221								
222								
223								
224								
225								
226								
227								
228								
229								
230								
231								
232								
233								
234								
235								
236								
237								
238								
239								
240								
241								
242								
243								
244								
245								
246								
247								
248								
249								
250								
251								
252								
253								
254								
255								
256								
257								
258								
259								
260								
261								
262								
263								
264								
265								

5th PAGE TOTAL: 146 146

GRAND TOTAL: 8,712 8,633

LIHTC as % of
99% Total Unit

List of LIHTC Developments (Schedule A)



Development Name: Lambert Landing II
 Name of Applicant: Lambert Landing II Limited Partnership

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 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Woda Cooper Communities, LLC 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 Abby's Crossing/OH	Abby's Crossing LP/614-396-3200	Y	42	42	10/29/2008	8/3/2009	NO
2 Alexander Yard/OH	Alexander Yard LP/614-396-3200	Y	42	42	12/14/2007	12/18/2008	NO
3 Arlington Greene/KY	Woda Arlington Greene, LLC/614-396-3200	Y	40	40	12/30/2004	3/3/2006	NO
4 Ashburn Greene/OH	Ashburn Greene, LLC/614-396-3200	Y	40	34	12/29/2004	2/27/2006	NO
5 Aspen Greene/OH	Aspen Greene LP/614-396-3200	Y	48	48	12/31/2005	1/23/2007	NO
6 Beaumont Greene/OH	Beaumont Greene, LLC/614-396-3200	Y	40	40	12/27/2007	8/5/2008	NO
7 Beaumont Place/OH	Mid Ohio Housing, LLC/614-396-3200	Y	12	12	12/28/2007	3/3/2009	NO
8 Canterbury Place/WV	Canterbury Place, LLC/614-396-3200	Y	50	50	12/13/2004	12/22/2004	NO
9 Cedar Glen II/WV	Cedar Glen II LP/614-396-3200	Y	51	50	12/18/2006	10/3/2008	NO
10 Chartwell Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	40	40	12/20/2007	12/2/2008	NO
11 Clay Meadows/OH	Clay Meadows LP/614-396-3200	Y	48	48	10/10/2008	3/13/2009	NO
12 Clover Ridge/OH	Clover Ridge, LLC/614-396-3200	Y	24	24	2/5/2009	11/10/2009	NO
13 Coventry House/OH	Seneca Coventry House, LLC/614-396-3200	Y	30	25	12/31/2004	2/7/2007	NO
14 Crossroads Meadow/PA	Crossroads Meadow, LLC/614-396-3200	Y	51	51	11/19/2007	6/10/2008	NO
15 Devon House/OH	Devon House, LLC/614-396-3200	Y	40	34	12/1/2004	7/20/2005	NO
16 Doranne Green/OH	Woda Doranne Greene, LLC/614-396-3200	Y	49	49	8/30/2008	7/1/2008	NO
17 East Newark Homes/OH	East Newark Homes, LLC/614-396-3200	Y	40	40	10/5/2007	12/2/2008	NO
18 Edward's Crossing/WV	Edward's Crossing, LLC/614-396-3200	Y	44	44	12/9/2004	12/21/2004	NO
19 Edward's Crossing II/WV	Edward's Crossing II, LLC/614-396-3200	Y	44	44	11/30/2005	11/17/2006	NO
20 Essex Place/OH	Essex Place Senior LP/614-396-3200	Y	42	33	4/25/2003	2/5/2004	NO
21 Fox Run Crossing/OH	Fox Run Crossing, LLC/614-396-3200	Y	50	50	11/21/2006	4/20/2007	NO
22 Frankfort Place/OH	Frankfort Place LP/614-396-3200	Y	20	20	12/31/2004	11/1/2005	NO
23 Grace Meadows/OH	Grace Meadows LP/614-396-3200	Y	40	40	8/8/2008	7/14/2009	NO
24 Hampton Pointe/MI	Hampton Pointe, LLC/614-396-3200	Y	24	24	6/24/2008	11/12/2009	NO
25 Heathermoor II/WV	Heathermoor II LP/614-396-3200	Y	32	32	12/15/2005	9/24/2008	NO
26 Heritage Greene/OH	Woda Heritage Greene, LLC/614-396-3200	Y	50	50	10/4/2006	4/20/2007	NO
27 Heritage House/WV	Heritage House LP/614-396-3200	Y	50	50	12/30/2004	11/15/2006	NO
28 Hickory Meadow/PA	Hickory Meadow, LLC/614-396-3200	Y	51	51	12/28/2007	6/30/2008	NO
29 Jamestown Place/OH	Jamestown Place LP/614-396-3200	Y	24	24	12/14/2001	9/27/2004	NO
30 Laurel Greene/OH	Laurel Greene, LLC/614-396-3200	Y	40	32	8/31/2004	8/29/2005	NO
31 Laurelhurst/OH	Laurelhurst, LLC/614-396-3200	Y	44	35	12/31/2003	7/23/2004	NO
32 Leewood Place/OH	Leewood Place, LLC/614-396-3200	Y	40	32	12/1/2003	3/1/2005	NO
33 Lockwood Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	26	26	11/30/2007	2/17/2009	NO
34 Lockwood Station/OH	Lockwood Housing, LLC/614-396-3200	Y	6	6	12/26/2007	12/2/2008	NO
35 Luke's Crossing/OH	Luke's Crossing LP/614-396-3200	Y	40	40	11/10/2008	1/29/2010	NO
36 Meadow Glen/OH	Woda Meadow Glen LP/614-396-3200	Y	50	42	12/31/2004	10/12/2006	NO
37 Meridian Greene/OH	Meridian Greene, LLC/614-396-3200	Y	66	66	12/28/2005	3/1/2007	NO
38 Meridian Greene II/OH	Meridian Greene II, LLC/614-396-3200	Y	40	40	12/27/2007	7/17/2008	NO
39 Muirwood Greene/WV	Muirwood Greene LP/614-396-3200	Y	50	50	4/30/2004	12/9/2004	NO
40 Norwood Greene/OH	Norwood Greene, LLC/614-396-3200	Y	40	40	11/25/2008	11/18/2009	NO

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8602 (per entity/development) for a total of 6.

1st PAGE TOTAL: 1,600 1,540 LIHTC as % of Total Units 96% v.01.01.20

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	Oakmont Greene II/WV	Oakmont Greene II, LLC/614-396-3200	Y	50	50	12/23/2005	12/7/2007	NO
47	Paigelynn Place/OH	Paigelynn Place, LLC/614-396-3200	Y	60	60	10/21/2005	12/21/2007	NO
48	Paint Landing/KY	Paint Landing, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
49	Paint Lick Station/KY	Paint Lick Station, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
50	Patrick Place/OH	Patrick Place LP/614-396-3200	Y	24	24	9/1/2005	3/20/2007	NO
51	Pembrook Greene/OH	Pembrook Greene, LLC/614-396-3200	Y	18	18	12/12/2008	7/30/2009	NO
52	Providence Greene/WV	Providence Greene, LLC/614-396-3200	Y	50	50	12/29/2005	12/4/2007	NO
53	Providence Greene II/WV	Providence Greene II, LLC/614-396-3200	Y	50	50	11/27/2006	12/3/2008	NO
54	Quail Meadow/OH	Woda Quail Meadow, LLC/614-396-3200	Y	50	50	12/19/2006	4/17/2007	NO
55	Riverbich Greene/OH	Riverbich Greene, LLC/614-396-3200	Y	60	51	12/29/2004	6/10/2005	NO
56	Riverview Place/OH	Riverview Place LP/614-396-3200	Y	33	33	12/31/2003	6/10/2005	NO
57	Russell's Place/OH	Russell's Place, LLC/614-396-3200	Y	32	32	12/29/2006	6/18/2007	NO
58	Sawgrass Greene/KY	Sawgrass Greene, LLC/614-396-3200	Y	54	54	12/22/2005	2/8/2007	NO
59	Stoney Ridge/OH	Cadiz Homes LP/614-396-3200	Y	28	28	11/28/2003	7/14/2004	NO
60	Stableford Crossing/OH	Stableford Crossing, LLC/614-396-3200	Y	18	18	10/2/2008	8/4/2009	NO
61	Tibbits Greene/MI	Tibbits Greene, LLC/614-396-3200	Y	24	24	12/21/2007	9/28/2009	NO
62	Tremont Greene/OH	Tremont Greene, LLC/614-396-3200	Y	40	34	12/28/2004	9/22/2005	NO
63	Troon Crossing/OH	Troon Crossing, LLC/614-396-3200	Y	60	60	12/29/2006	4/26/2007	NO
64	Valley Greene/OH	Ohio Valley Housing, LLC/614-396-3200	Y	24	24	8/31/2007	11/19/2008	NO
65	Valley View/TN	Valley View LP/614-396-3200	Y	64	64	12/4/2003	4/18/2005	NO
66	Victoria Place/OH	Victoria Place LP/614-396-3200	Y	30	30	12/31/2003	7/8/2004	NO
67	Victory Place/WV	Victory Place, LLC/614-396-3200	Y	50	50	12/29/2005	11/13/2007	NO
68	Webster Glen/OH	Woda Adams County Housing, LLC/614-396-3200	Y	12	12	11/9/2007	9/30/2009	NO
69	Webster Greene/OH	Woda Adams County Housing, LLC/614-396-3200	Y	36	36	9/1/2007	9/30/2009	NO
70	Wesley Yard/OH	Wesley Yard, LLC/614-396-3200	Y	46	46	12/15/2008	10/16/2009	NO
71	Whitman Crossing/MI	Whitman Crossing, LLC/614-396-3200	Y	24	24	12/21/2007	12/29/2008	NO
72								
73	Zachary's Crossing/OH	Zachary's Crossing, LLC/614-396-3200	Y	40	40	12/15/2005	4/10/2006	NO
74	Ardmore Crossing/OH	Ardmore Crossing, LLC/614-396-3200	Y	50	50	10/9/2009	8/17/2010	NO
75	Connolly Park/PA	Connolly Park, LLC/614-396-3200	Y	32	32	10/7/2010	6/11/2010	NO
76	Fairway Crossing/OH	Fairway Crossing LP/614-396-3200	Y	36	36	11/27/2009	2/4/2011	NO
77	Forest Edge/OH	Forest Edge, LLC/614-396-3200	Y	36	36	7/29/2009	8/16/2010	NO
78	Gables at Countryside Lane II/OH	Gables at Countryside Lane II, LLC/614-396-3200	Y	24	24	8/28/2006	4/17/2007	NO
79	Hallet Crossing/MI	Hallet Crossing, LLC/614-396-3200	Y	24	24	11/19/2008	10/7/2010	NO
80	Orchard Glen/OH	Orchard Glen, LLC/614-396-3200	Y	32	32	9/30/2009	9/23/2010	NO
81	Ridgewood Greene/OH	Ridgewood Greene, LLC/614-396-3200	Y	40	40	11/11/2008	5/7/2010	NO
82	Sycamore House/MI	Sycamore House LDHA LP/614-396-3200	Y	40	36	12/22/2009	12/13/2011	NO
83	Madison Grove/PA	Madison Grove, LLC/614-396-3200	Y	50	50	7/24/2010	3/25/2011	NO
84	Sky Meadows/OH	Sky Meadows, LLC/614-396-3200	Y	40	40	10/26/2009	9/9/2010	NO
85	Woda Old Hickory/OH	Woda Old Hickory LP/614-396-3200	Y	36	36	11/16/2010	3/7/2012	NO
86	Honeybrook Greene/OH	Honeybrook Greene LP/614-396-3200	Y	40	40	11/19/2010	3/25/2011	NO
87	Preston's Crossing/OH	Preston's Crossing LP/614-396-3200	Y	24	24	12/27/2010	5/12/2011	NO
88	Lightner Greene/PA	Lightner Greene, LLC/614-396-3200	Y	50	50	12/17/2010	8/10/2011	NO
89	Raystown Crossing/PA	Raystown Crossing LP/614-396-3200	Y	50	50	12/29/2010	8/11/2011	NO
90	Cumberland Meadows/MD	Cumberland Meadows LP/614-396-3200	Y	64	64	9/20/2011	10/4/2012	NO
91	Penn Square/MD	Penn North Partners LLLP/614-396-3200	Y	79	79	3/14/2011	7/24/2012	NO
92	Braddock's Greene/MD	Braddock's Greene, LLC/614-396-3200	Y	50	50	12/31/2010	3/21/2012	NO
93	Brentwood Greene/IN	Brentwood Greene, LLC/614-396-3200	Y	60	60	9/16/2010	8/29/2011	NO
94	Crowfield Greene/SC	Crowfield Greene LP/614-396-3200	Y	42	42	12/29/2010	2/24/2011	NO
95	Jenny Greene/SC	Jenny Greene LP/614-396-3200	Y	50	50	12/13/2010	2/24/2011	NO
96	Patterson Crossing/MI	Patterson Crossing LDHA LP/614-396-3200	Y	56	56	9/30/2010	8/9/2012	NO
97	Monarch Greene/OH	Monarch Greene LP/614-396-3200	Y	44	44	12/20/2011	5/1/2012	NO
98	Richwood Greene/OH	Richwood Greene LP/614-396-3200	Y	42	42	12/30/2011	12/19/2012	NO
99	Wayne Crossing/OH	Wayne Crossing LP/614-396-3200	Y	48	48	10/24/2011	3/23/2012	NO
100	Pheasant Ridge/OH	Pheasant Ridge LP/614-396-3200	Y	24	24	11/10/2011	4/13/2012	NO

2nd PAGE TOTAL: 2,188 2,169

GRAND TOTAL: 3,788 3,709

LHFC as % of Total Unit 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)
101	Hattie Greene/OH	Hattie Greene LP/614-396-3200	Y	27	27	6/9/2011	5/1/2012	NO
102	Frontier Run/OH	Frontier Run, LLC/614-396-3200	Y	16	16	8/4/2010	9/7/2011	NO
103	Jeremy Park/OH	Jeremy Park, LLC/614-396-3200	Y	36	36	9/1/2010	8/31/2011	NO
104	Joshua Landings/OH	Joshua Landings, LLC/614-396-3200	Y	40	40	11/1/2010	8/31/2011	NO
105	Moccasin Run/OH	Moccasin Run, LLC/614-396-3200	Y	36	36	11/4/2010	9/7/2011	NO
106	Mallory Meadows/OH	Mallory Meadows, LLC/614-396-3200	Y	24	24	8/12/2010	8/30/2011	NO
107	Ursula Park/OH	Ursula Park, LLC/614-396-3200	Y	36	36	10/20/2010	9/7/2011	NO
108	Mason Greene/KY	Mason Greene LP/614-396-3200	Y	68	68	6/6/2011	11/16/2011	NO
109	Drake Crossing/PA	Drake Crossing LP/614-396-3200	Y	30	30	10/3/2011	9/6/2012	NO
110	Woda Pinecrest Greene/SC	Woda Pinecrest Greene LP/614-396-3200	Y	44	44	3/25/2011	6/30/2011	NO
111	McCalla Greene/MI	McCalla Greene, LLC/614-396-3200	Y	32	32	11/30/2010	6/8/2012	NO
112	Sustainable Fellwood II/GA	Sustainable Fellwood II LP/614-396-3200	Y	110	110	12/23/2011	8/17/2012	NO
113	Belle Prairie/OH	Belle Prairie LP/614-396-3200	Y	40	40	8/13/2012	1/15/2013	NO
114	Sterling Greene/TN	Sterling Greene LP/614-396-3200	Y	48	48	7/23/2012	12/21/2012	NO
115	Sustainable Fellwood III/GA	Sustainable Fellwood III LP/614-396-3200	Y	100	100	12/27/2011	11/15/2012	NO
116	City View Place/VA	City View Place LP/614-396-3200	Y	32	32	10/17/2012	5/28/2013	NO
117	Rosewood Manor/OH	Rosewood Manor LP/614-396-3200	Y	24	24	11/9/2007	11/9/2007	NO
118	Quaker Meadow/PA	Quaker Meadow, LLC/614-396-3200	Y	40	40	9/30/2011	5/9/2012	NO
119	Windjammer Greene/MI	Windjammer Greene LDHA LP/614-396-3200	Y	24	24	12/5/2012	11/18/2013	NO
120	Wood Creek/MI	Wood Creek LDHA LP/614-396-3200	Y	32	32	12/28/2012	11/18/2013	NO
121	Koehler Crossing/MI	Koehler Crossing LDHA LP/614-396-3200	Y	28	28	6/25/2012	3/29/2013	NO
122	Livingston Greene/MI	Livingston Greene LDHA LP/614-396-3200	Y	32	32	8/21/2012	6/6/2013	NO
123	Oak Hollow/SC	Woda Oak Hollow LP/614-396-3200	Y	44	44	5/25/2012	2/8/2013	NO
124	Anderson Crossing/IN	Anderson Crossing LP/614-396-3200	Y	92	92	11/13/2012	7/26/2013	NO
125	Woda Autumn Run/OH	Woda Autumn Run LP/614-396-3200	Y	38	38	11/30/2012	4/10/2013	NO
126	Woda Raceland Meadows/KY	Woda Raceland Meadows LP/614-396-3200	Y	32	32	3/4/2013	6/28/2013	NO
127	Chestnut Greene/KY	Chestnut Greene LP/614-396-3200	Y	24	24	1/31/2013	6/19/2013	NO
128	Pennington Crossing/TN	Pennington Crossing LP/614-396-3200	Y	48	48	12/10/2013	12/31/2013	NO
129	Xena Place/OH	Xena Place LP/614-396-3200	Y	40	40	12/13/2012	6/3/2013	NO
130	Junction City Associates/OH	Junction City Associates LP/614-396-3200	Y	24	24	1/1/2013	6/3/2013	NO
131	Crawford Place/OH	Crawford Place LP/614-396-3200	Y	30	30	1/1/2013	6/3/2013	NO
132	Clough Commons/OH	Clough Commons LP/614-396-3200	Y	46	46	11/21/2012	6/3/2013	NO
133	Schoenbrunn Greene/OH	Schoenbrunn Greene LP/614-396-3200	Y	40	40	6/1/2013	1/15/2014	NO
134	Hayden Senior Housing/OH	Hayden Senior Housing LP/614-396-3200	Y	44	44	12/31/2013	9/10/2014	NO
135	Heatty Crossing/OH	Heatty Crossing LP/614-396-3200	Y	32	32	12/31/2013	10/23/2014	NO
136	The Lofts at Court and Main/OH	The Lofts at Court and Main LP/614-396-3200	Y	31	31	3/22/2013	7/16/2013	NO
137	Glen Abbey Crossing/KY	Glen Abbey Crossing LP/614-396-3200	Y	24	24	7/31/2013	1/16/2014	NO
138	Saluda Commons/SC	Edgefield Greene LP/614-396-3200	Y	40	40	5/13/2014	11/20/2014	NO
139	Washington School/OH	Washington School LP/614-396-3200	Y	42	42	8/31/2014	9/22/2015	NO
140	Jacob's Crossing/OH	Jacob's Crossing LP/614-396-3200	Y	42	42	12/1/2013	4/9/2014	NO
141	Alston Park/OH	Alston Park LP/614-396-3200	Y	39	39	9/30/2013	12/2/2015	NO
142	Chelsea Greene/WV	Chelsea Greene LP/614-396-3200	Y	32	32	9/23/2013	5/19/2015	NO
143	Oak Valley Gardens/WV	Oak Valley Gardens LP/614-396-3200	Y	28	28	12/29/2014	5/19/2015	NO
144	New Forge Crossing/PA	New Forge Crossing LP/614-396-3200	Y	60	60	6/26/2014	10/28/2015	NO
145	Meyers Greene/PA	Meyers Greene LP/614-396-3200	Y	52	52	1/13/2014	3/30/2015	NO
146	Lloyd House/MI	Lloyd House LDHA LP/614-396-3200	Y	44	44	12/26/2013	9/15/2015	NO
147	Barton Greene/TN	Barton Greene LP/614-396-3200	Y	50	50	12/30/2013	6/3/2014	NO
148	Dutch Ridge/WV	Dutch Ridge LP/614-396-3200	Y	24	24	6/30/2013	12/11/2013	NO
149	Armenas Place/PA	Armenas Place LP/614-396-3200	Y	50	50	12/31/2013	4/10/2015	NO
150	Columbus School/MD	Columbus School LP/614-396-3200	Y	49	49	6/20/2014	11/16/2015	NO
151	Hilton-North Avenue/MD	Hilton-North Avenue LP/614-396-3200	Y	63	63	9/19/2013	7/21/2015	NO
152	Prescott Greene/IN	Prescott Greene LP/614-396-3200	Y	32	32	5/29/2013	6/17/2014	NO
153	Manistee Place/MI	Manistee Place LDHA LP/614-396-3200	Y	46	46	11/21/2013	9/24/2014	NO
154	Bridgeview Greene/MI	Bridgeview Greene LDHA LP/614-396-3200	Y	40	40	4/23/2013	11/18/2013	NO
155	Charters Cove/MI	Charters Cove LP/614-396-3200	Y	24	24	8/30/2012	11/18/2013	NO

3rd PAGE TOTAL: 2,245 2,245

GRAND TOTAL: 6,033 5,954

LIHTC as % of Total Unit 99%

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)	
156	Cheboygan Shores/MI	Cheboygan Shores LDHA LP/614-396-3200	Y	24	24	4/23/2012	11/18/2013	NO
157	Crooked River/MI	Crooked River LDHA LP/614-396-3200	Y	16	16	10/31/2012	1/9/2014	NO
158	Olde Mill/MI	Olde Mill LDHA LP/614-396-3200	Y	24	24	9/25/2012	1/9/2014	NO
159	Harmony Greene/GA	Harmony Greene LP/614-396-3200	Y	50	50	10/11/2012	5/6/2013	NO
160	Liberty Pointe/VA	Liberty Pointe LP/614-396-3200	Y	48	48	12/18/2015	5/31/2016	NO
161	Bailey Court/VA	Bailey Court LP/614-396-3200	Y	32	32	12/27/2016	4/12/2018	NO
162	Brennan Pointe/VA	Brennan Pointe LP/614-396-3200	Y	44	44	12/31/2016	12/20/2017	NO
163	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
164	Woda Bell Diamond Manor /VA	Woda Bell Diamond Manor, LLC/614-396-3200	Y	128	128	12/27/2017	7/29/2019	NO
165	Brennan Pointe II/VA	Brennan Pointe II LP/614-396-3200	Y	43	43	10/31/2018	6/21/2019	NO
166	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
167	Seaborn Greene/SC	Seaborn Greene LP/614-396-3200	Y	40	40	6/26/2015	12/7/2015	NO
168	Butler Crossing/SC	Butler Crossing LP/614-396-3200	Y	40	40	3/31/2016	11/17/2016	NO
169	Majors Crossing/OH	Majors Crossing LP/614-396-3200	Y	40	40	11/23/2015	6/29/2016	NO
170	Northside Drive Apartments/TN	Northside Drive Apartments LP/614-396-3200	Y	40	40	9/18/2015	12/21/2015	NO
171	Capital Greene/WV	Capital Greene LP/614-396-3200	Y	40	40	10/30/2015	12/21/2016	NO
172	Tooley Place/NC	Tooley Place, LLC/614-396-3200	Y	36	36	9/11/2015	6/2/2016	NO
173	Viewmont Square Court/NC	Viewmont Square Court, LLC/614-396-3200	Y	50	50	12/30/2015	5/13/2016	NO
174	Brookside Commons/MI	Brookside Commons LDHA LP/614-396-3200	Y	72	72	12/8/2015	8/29/2016	NO
175	Woda Boardman Lake/MI	Woda Boardman Lake LDHA LP/614-396-3200	Y	112	112	12/30/2013	9/13/2016	NO
176	Greensburg Manor/OH	Greensburg Manor LP/614-396-3200	Y	50	50	10/27/2016	6/14/2017	NO
177	Willoughbeach Terrace/OH	Willoughbeach Terrace LP/614-396-3200	Y	50	50	9/30/2016	6/12/2017	NO
178	Fayette Landing/OH	Fayette Landing LP/614-396-3200	Y	36	36	11/30/2016	2/2/2018	NO
179	Oliver Crossing/TN	Oliver Crossing LP/614-396-3200	Y	24	24	11/21/2016	1/26/2017	NO
180	LaBelle Greene/WV	LaBelle Greene LP/614-396-3200	Y	40	40	12/29/2016	11/20/2017	NO
181	McCormick Greene/WV	McCormick Greene LP/614-396-3200	Y	24	24	9/20/2016	11/3/2017	NO
182	Woodyard Greene/WV	Woodyard Greene LP/614-396-3200	Y	30	30	8/24/2016	12/14/2017	NO
183	Pringle House/WV	Pringle House LP/614-396-3200	Y	40	40	9/16/2015	12/21/2016	NO
184	Bayridge Greene/WV	Bayridge Greene LP/614-396-3200	Y	40	40	8/25/2015	12/21/2016	NO
185	Pebblecreek Crossing/KY	Pebblecreek Crossing LP/396-3200	Y	48	48	2/6/2017	6/13/2017	NO
186	Breas Crossing/KY	Breas Crossing LP/614-396-3200	Y	44	44	10/27/2016	4/17/2017	NO
187	Dawn Ridge/PA	Dawn Ridge LP/614-396-3200	Y	58	58	12/18/2015	10/26/2017	NO
188	Mary Harvin Center/MD	Mary Harvin Center LP/614-396-3200	Y	61	61	1/20/2016	5/11/2017	NO
189	Freedman Point/VA	Freedman Point LP/614-396-3200	Y	68	68	11/21/2019	TBD	NO
190	Hiawatha Apartments/MI	Hiawatha Apartments LDHA LP/614-396-3200	Y	32	32	12/23/2015	4/21/2017	NO
191	Boynton Village/GA	Boynton Village LP/614-396-3200	Y	43	43	10/15/2015	7/11/2016	NO
192	Silver Lakes/GA	Silver Lakes LP/614-396-3200	Y	44	44	9/9/2016	9/14/2017	NO
193	Everts Hill/OH	Everts Hill LP/614-396-3200	Y	49	49	12/27/2017	1/17/2019	NO
194	Emerald Gardens/WV	Emerald Gardens LP/614-396-3200	Y	42	42	12/15/2017	11/30/2018	NO
195	Terrapin Park/WV	Terrapin Park Assoc. LP/614-396-3200	Y	49	49	6/15/2017	11/8/2018	NO
196	Tristan Ridge/KY	Tristan Ridge LP/614-396-3200	Y	44	44	12/22/2017	6/25/2018	NO
197	Nelsonville School Commons/OH	Nelsonville School Commons LP/614-396-3200	Y	33	33	12/5/2017	11/9/2018	NO
198	ATZ Place/IN	ATZ Place LP/614-396-3200	Y	38	38	9/27/2017	8/16/2018	NO
199	Parrish Greene/SC	Parrish Greene LP/614-396-3200	Y	28	28	7/28/2017	2/9/2018	NO
200	Enchanted Glen/MI	Enchanted Glen LDHA LP/614-396-3200	Y	36	36	2/7/2017	5/21/2018	NO
201	Penn Square II/MD	Penn Square II LP/614-396-3200	Y	61	61	10/9/2015	8/5/2016	NO
202	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
203	Holley Pointe/VA	Holley Pointe LP/614-396-3200	Y	50	50	TBD	TBD	NO
204	Wheatland Crossing/OH	Wheatland Crossing LP/614-396-3200	Y	42	42	11/9/2017	11/9/2018	NO
205	White Oak Crossing/TN	White Oak Crossing LP/614-396-3200	Y	60	60	12/28/2018	11/26/2019	NO
206	Crystal Valley Manor/TN	Crystal Valley Manor LP/614-396-3200	Y	40	40	9/24/2018	5/3/2019	NO
207	Shepard Greene/NC	Shepard Greene LP/614-396-3200	Y	50	50	12/28/2018	10/17/2019	NO
208	Butler Crossing II/SC	Butler Crossing II LP/614-396-3200	Y	42	42	7/8/2019	2/24/2020	NO
209	Grand View Place/MI	Grand View Place LDHA LP/614-396-3200	Y	68	68	12/29/2017	11/7/2019	NO
210	Cavalier Greene/MI	Cavalier Greene LDHA LP/614-396-3200	Y	40	40	12/8/2017	4/18/2019	NO

4th PAGE TOTAL: 2,533 2,533
 GRAND TOTAL: 8,566 8,487 LIHTC as % of 99% Total Unit

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)
211	Portland School/MI	Portland School LDHA LP/614-396-3200	Y	29	29	12/27/2017	7/2/2019	NO
212	Mallalieu Pointe/GA	Mallalieu Pointe LP/614-396-3200	Y	67	67	3/30/2018	3/7/2019	NO
213	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
214								
215								
216								
217								
218								
219								
220								
221								
222								
223								
224								
225								
226								
227								
228								
229								
230								
231								
232								
233								
234								
235								
236								
237								
238								
239								
240								
241								
242								
243								
244								
245								
246								
247								
248								
249								
250								
251								
252								
253								
254								
255								
256								
257								
258								
259								
260								
261								
262								
263								
264								
265								

5th PAGE TOTAL: 146 146

GRAND TOTAL: 8,712 8,633

LIHTC as % of
99% Total Unit

List of LIHTC Developments (Schedule A)



Development Name: Lambert Landing II
 Name of Applicant: Lambert Landing II Limited Partnership

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 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Jeffrey J. Woda 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 Abby's Crossing/OH	Abby's Crossing LP/614-396-3200	Y	42	42	10/29/2008	8/3/2009	NO
2 Alexander Yard/OH	Alexander Yard LP/614-396-3200	Y	42	42	12/14/2007	12/18/2008	NO
3 Arlington Greene/KY	Woda Arlington Greene, LLC/614-396-3200	Y	40	40	12/30/2004	3/3/2006	NO
4 Ashburn Greene/OH	Ashburn Greene, LLC/614-396-3200	Y	40	34	12/29/2004	2/27/2006	NO
5 Aspen Greene/OH	Aspen Greene LP/614-396-3200	Y	48	48	12/31/2005	1/23/2007	NO
6 Beaumont Greene/OH	Beaumont Greene, LLC/614-396-3200	Y	40	40	12/27/2007	8/5/2008	NO
7 Beaumont Place/OH	Mid Ohio Housing, LLC/614-396-3200	Y	12	12	12/28/2007	3/3/2009	NO
8 Canterbury Place/WV	Canterbury Place, LLC/614-396-3200	Y	50	50	12/13/2004	12/22/2004	NO
9 Cedar Glen II/WV	Cedar Glen II LP/614-396-3200	Y	51	50	12/18/2006	10/3/2008	NO
10 Chartwell Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	40	40	12/20/2007	12/2/2008	NO
11 Clay Meadows/OH	Clay Meadows LP/614-396-3200	Y	48	48	10/10/2008	3/13/2009	NO
12 Clover Ridge/OH	Clover Ridge, LLC/614-396-3200	Y	24	24	2/5/2009	11/10/2009	NO
13 Coventry House/OH	Seneca Coventry House, LLC/614-396-3200	Y	30	25	12/31/2004	2/7/2007	NO
14 Crossroads Meadow/PA	Crossroads Meadow, LLC/614-396-3200	Y	51	51	11/19/2007	6/10/2008	NO
15 Devon House/OH	Devon House, LLC/614-396-3200	Y	40	34	12/1/2004	7/20/2005	NO
16 Doranne Green/OH	Woda Doranne Greene, LLC/614-396-3200	Y	49	49	8/30/2008	7/1/2008	NO
17 East Newark Homes/OH	East Newark Homes, LLC/614-396-3200	Y	40	40	10/5/2007	12/2/2008	NO
18 Edward's Crossing/WV	Edward's Crossing, LLC/614-396-3200	Y	44	44	12/9/2004	12/21/2004	NO
19 Edward's Crossing II/WV	Edward's Crossing II, LLC/614-396-3200	Y	44	44	11/30/2005	11/17/2006	NO
20 Essex Place/OH	Essex Place Senior LP/614-396-3200	Y	42	33	4/25/2003	2/5/2004	NO
21 Fox Run Crossing/OH	Fox Run Crossing, LLC/614-396-3200	Y	50	50	11/21/2006	4/20/2007	NO
22 Frankfort Place/OH	Frankfort Place LP/614-396-3200	Y	20	20	12/31/2004	11/1/2005	NO
23 Grace Meadows/OH	Grace Meadows LP/614-396-3200	Y	40	40	8/8/2008	7/14/2009	NO
24 Hampton Pointe/MI	Hampton Pointe, LLC/614-396-3200	Y	24	24	6/24/2008	11/12/2009	NO
25 Heathermoor II/WV	Heathermoor II LP/614-396-3200	Y	32	32	12/15/2005	9/24/2008	NO
26 Heritage Greene/OH	Woda Heritage Greene, LLC/614-396-3200	Y	50	50	10/4/2006	4/20/2007	NO
27 Heritage House/WV	Heritage House LP/614-396-3200	Y	50	50	12/30/2004	11/15/2006	NO
28 Hickory Meadow/PA	Hickory Meadow, LLC/614-396-3200	Y	51	51	12/28/2007	6/30/2008	NO
29 Jamestown Place/OH	Jamestown Place LP/614-396-3200	Y	24	24	12/14/2001	9/27/2004	NO
30 Laurel Greene/OH	Laurel Greene, LLC/614-396-3200	Y	40	32	8/31/2004	8/29/2005	NO
31 Laurelhurst/OH	Laurelhurst, LLC/614-396-3200	Y	44	35	12/31/2003	7/23/2004	NO
32 Leewood Place/OH	Leewood Place, LLC/614-396-3200	Y	40	32	12/1/2003	3/1/2005	NO
33 Lockwood Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	26	26	11/30/2007	2/17/2009	NO
34 Lockwood Station/OH	Lockwood Housing, LLC/614-396-3200	Y	6	6	12/26/2007	12/2/2008	NO
35 Luke's Crossing/OH	Luke's Crossing LP/614-396-3200	Y	40	40	11/10/2008	1/29/2010	NO
36 Meadow Glen/OH	Woda Meadow Glen LP/614-396-3200	Y	50	42	12/31/2004	10/12/2006	NO
37 Meridian Greene/OH	Meridian Greene, LLC/614-396-3200	Y	66	66	12/28/2005	3/1/2007	NO
38 Meridian Greene II/OH	Meridian Greene II, LLC/614-396-3200	Y	40	40	12/27/2007	7/17/2008	NO
39 Muirwood Greene/WV	Muirwood Greene LP/614-396-3200	Y	50	50	4/30/2004	12/9/2004	NO
40 Norwood Greene/OH	Norwood Greene, LLC/614-396-3200	Y	40	40	11/25/2008	11/18/2009	NO

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8602 (per entity/development) for a total of 6.

1st PAGE TOTAL: 1,600 1,540 LIHTC as % of Total Units 96% v.01.01.20

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	Oakmont Greene II/WV	Oakmont Greene II, LLC/614-396-3200	Y	50	50	12/23/2005	12/7/2007	NO
47	Paigelynn Place/OH	Paigelynn Place, LLC/614-396-3200	Y	60	60	10/21/2005	12/21/2007	NO
48	Paint Landing/KY	Paint Landing, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
49	Paint Lick Station/KY	Paint Lick Station, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
50	Patrick Place/OH	Patrick Place LP/614-396-3200	Y	24	24	9/1/2005	3/20/2007	NO
51	Pembrook Greene/OH	Pembrook Greene, LLC/614-396-3200	Y	18	18	12/12/2008	7/30/2009	NO
52	Providence Greene/WV	Providence Greene, LLC/614-396-3200	Y	50	50	12/29/2005	12/4/2007	NO
53	Providence Greene II/WV	Providence Greene II, LLC/614-396-3200	Y	50	50	11/27/2006	12/3/2008	NO
54	Quail Meadow/OH	Woda Quail Meadow, LLC/614-396-3200	Y	50	50	12/19/2006	4/17/2007	NO
55	Riverbich Greene/OH	Riverbich Greene, LLC/614-396-3200	Y	60	51	12/29/2004	6/10/2005	NO
56	Riverview Place/OH	Riverview Place LP/614-396-3200	Y	33	33	12/31/2003	6/10/2005	NO
57	Russell's Place/OH	Russell's Place, LLC/614-396-3200	Y	32	32	12/29/2006	6/18/2007	NO
58	Sawgrass Greene/KY	Sawgrass Greene, LLC/614-396-3200	Y	54	54	12/22/2005	2/8/2007	NO
59	Stoney Ridge/OH	Cadiz Homes LP/614-396-3200	Y	28	28	11/28/2003	7/14/2004	NO
60	Stableford Crossing/OH	Stableford Crossing, LLC/614-396-3200	Y	18	18	10/2/2008	8/4/2009	NO
61	Tibbits Greene/MI	Tibbits Greene, LLC/614-396-3200	Y	24	24	12/21/2007	9/28/2009	NO
62	Tremont Greene/OH	Tremont Greene, LLC/614-396-3200	Y	40	34	12/28/2004	9/22/2005	NO
63	Troon Crossing/OH	Troon Crossing, LLC/614-396-3200	Y	60	60	12/29/2006	4/26/2007	NO
64	Valley Greene/OH	Ohio Valley Housing, LLC/614-396-3200	Y	24	24	8/31/2007	11/19/2008	NO
65	Valley View/TN	Valley View LP/614-396-3200	Y	64	64	12/4/2003	4/18/2005	NO
66	Victoria Place/OH	Victoria Place LP/614-396-3200	Y	30	30	12/31/2003	7/8/2004	NO
67	Victory Place/WV	Victory Place, LLC/614-396-3200	Y	50	50	12/29/2005	11/13/2007	NO
68	Webster Glen/OH	Woda Adams County Housing, LLC/614-396-3200	Y	12	12	11/9/2007	9/30/2009	NO
69	Webster Greene/OH	Woda Adams County Housing, LLC/614-396-3200	Y	36	36	9/1/2007	9/30/2009	NO
70	Wesley Yard/OH	Wesley Yard, LLC/614-396-3200	Y	46	46	12/15/2008	10/16/2009	NO
71	Whitman Crossing/MI	Whitman Crossing, LLC/614-396-3200	Y	24	24	12/21/2007	12/29/2008	NO
72								
73	Zachary's Crossing/OH	Zachary's Crossing, LLC/614-396-3200	Y	40	40	12/15/2005	4/10/2006	NO
74	Ardmore Crossing/OH	Ardmore Crossing, LLC/614-396-3200	Y	50	50	10/9/2009	8/17/2010	NO
75	Connolly Park/PA	Connolly Park, LLC/614-396-3200	Y	32	32	10/7/2010	6/11/2010	NO
76	Fairway Crossing/OH	Fairway Crossing LP/614-396-3200	Y	36	36	11/27/2009	2/4/2011	NO
77	Forest Edge/OH	Forest Edge, LLC/614-396-3200	Y	36	36	7/29/2009	8/16/2010	NO
78	Gables at Countryside Lane II/OH	Gables at Countryside Lane II, LLC/614-396-3200	Y	24	24	8/28/2006	4/17/2007	NO
79	Hallet Crossing/MI	Hallet Crossing, LLC/614-396-3200	Y	24	24	11/19/2008	10/7/2010	NO
80	Orchard Glen/OH	Orchard Glen, LLC/614-396-3200	Y	32	32	9/30/2009	9/23/2010	NO
81	Ridgewood Greene/OH	Ridgewood Greene, LLC/614-396-3200	Y	40	40	11/11/2008	5/7/2010	NO
82	Sycamore House/MI	Sycamore House LDHA LP/614-396-3200	Y	40	36	12/22/2009	12/13/2011	NO
83	Madison Grove/PA	Madison Grove, LLC/614-396-3200	Y	50	50	7/24/2010	3/25/2011	NO
84	Sky Meadows/OH	Sky Meadows, LLC/614-396-3200	Y	40	40	10/26/2009	9/9/2010	NO
85	Woda Old Hickory/OH	Woda Old Hickory LP/614-396-3200	Y	36	36	11/16/2010	3/7/2012	NO
86	Honeybrook Greene/OH	Honeybrook Greene LP/614-396-3200	Y	40	40	11/19/2010	3/25/2011	NO
87	Preston's Crossing/OH	Preston's Crossing LP/614-396-3200	Y	24	24	12/27/2010	5/12/2011	NO
88	Lightner Greene/PA	Lightner Greene, LLC/614-396-3200	Y	50	50	12/17/2010	8/10/2011	NO
89	Raystown Crossing/PA	Raystown Crossing LP/614-396-3200	Y	50	50	12/29/2010	8/11/2011	NO
90	Cumberland Meadows/MD	Cumberland Meadows LP/614-396-3200	Y	64	64	9/20/2011	10/4/2012	NO
91	Penn Square/MD	Penn North Partners LLLP/614-396-3200	Y	79	79	3/14/2011	7/24/2012	NO
92	Braddock's Greene/MD	Braddock's Greene, LLC/614-396-3200	Y	50	50	12/31/2010	3/21/2012	NO
93	Brentwood Greene/IN	Brentwood Greene, LLC/614-396-3200	Y	60	60	9/16/2010	8/29/2011	NO
94	Crowfield Greene/SC	Crowfield Greene LP/614-396-3200	Y	42	42	12/29/2010	2/24/2011	NO
95	Jenny Greene/SC	Jenny Greene LP/614-396-3200	Y	50	50	12/13/2010	2/24/2011	NO
96	Patterson Crossing/MI	Patterson Crossing LDHA LP/614-396-3200	Y	56	56	9/30/2010	8/9/2012	NO
97	Monarch Greene/OH	Monarch Greene LP/614-396-3200	Y	44	44	12/20/2011	5/1/2012	NO
98	Richwood Greene/OH	Richwood Greene LP/614-396-3200	Y	42	42	12/30/2011	12/19/2012	NO
99	Wayne Crossing/OH	Wayne Crossing LP/614-396-3200	Y	48	48	10/24/2011	3/23/2012	NO
100	Pheasant Ridge/OH	Pheasant Ridge LP/614-396-3200	Y	24	24	11/10/2011	4/13/2012	NO

2nd PAGE TOTAL: 2,188 2,169

GRAND TOTAL: 3,788 3,709

LHFC as % of Total Unit 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)
101	Hattie Greene/OH	Hattie Greene LP/614-396-3200	Y	27	27	6/9/2011	5/1/2012	NO
102	Frontier Run/OH	Frontier Run, LLC/614-396-3200	Y	16	16	8/4/2010	9/7/2011	NO
103	Jeremy Park/OH	Jeremy Park, LLC/614-396-3200	Y	36	36	9/1/2010	8/31/2011	NO
104	Joshua Landings/OH	Joshua Landings, LLC/614-396-3200	Y	40	40	11/1/2010	8/31/2011	NO
105	Moccasin Run/OH	Moccasin Run, LLC/614-396-3200	Y	36	36	11/4/2010	9/7/2011	NO
106	Mallory Meadows/OH	Mallory Meadows, LLC/614-396-3200	Y	24	24	8/12/2010	8/30/2011	NO
107	Ursula Park/OH	Ursula Park, LLC/614-396-3200	Y	36	36	10/20/2010	9/7/2011	NO
108	Mason Greene/KY	Mason Greene LP/614-396-3200	Y	68	68	6/6/2011	11/16/2011	NO
109	Drake Crossing/PA	Drake Crossing LP/614-396-3200	Y	30	30	10/3/2011	9/6/2012	NO
110	Woda Pinecrest Greene/SC	Woda Pinecrest Greene LP/614-396-3200	Y	44	44	3/25/2011	6/30/2011	NO
111	McCalla Greene/MI	McCalla Greene, LLC/614-396-3200	Y	32	32	11/30/2010	6/8/2012	NO
112	Sustainable Fellwood II/GA	Sustainable Fellwood II LP/614-396-3200	Y	110	110	12/23/2011	8/17/2012	NO
113	Belle Prairie/OH	Belle Prairie LP/614-396-3200	Y	40	40	8/13/2012	1/15/2013	NO
114	Sterling Greene/TN	Sterling Greene LP/614-396-3200	Y	48	48	7/23/2012	12/21/2012	NO
115	Sustainable Fellwood III/GA	Sustainable Fellwood III LP/614-396-3200	Y	100	100	12/27/2011	11/15/2012	NO
116	City View Place/VA	City View Place LP/614-396-3200	Y	32	32	10/17/2012	5/28/2013	NO
117	Rosewood Manor/OH	Rosewood Manor LP/614-396-3200	Y	24	24	11/9/2007	11/9/2007	NO
118	Quaker Meadow/PA	Quaker Meadow, LLC/614-396-3200	Y	40	40	9/30/2011	5/9/2012	NO
119	Windjammer Greene/MI	Windjammer Greene LDHA LP/614-396-3200	Y	24	24	12/5/2012	11/18/2013	NO
120	Wood Creek/MI	Wood Creek LDHA LP/614-396-3200	Y	32	32	12/28/2012	11/18/2013	NO
121	Koehler Crossing/MI	Koehler Crossing LDHA LP/614-396-3200	Y	28	28	6/25/2012	3/29/2013	NO
122	Livingston Greene/MI	Livingston Greene LDHA LP/614-396-3200	Y	32	32	8/21/2012	6/6/2013	NO
123	Oak Hollow/SC	Woda Oak Hollow LP/614-396-3200	Y	44	44	5/25/2012	2/8/2013	NO
124	Anderson Crossing/IN	Anderson Crossing LP/614-396-3200	Y	92	92	11/13/2012	7/26/2013	NO
125	Woda Autumn Run/OH	Woda Autumn Run LP/614-396-3200	Y	38	38	11/30/2012	4/10/2013	NO
126	Woda Raceland Meadows/KY	Woda Raceland Meadows LP/614-396-3200	Y	32	32	3/4/2013	6/28/2013	NO
127	Chestnut Greene/KY	Chestnut Greene LP/614-396-3200	Y	24	24	1/31/2013	6/19/2013	NO
128	Pennington Crossing/TN	Pennington Crossing LP/614-396-3200	Y	48	48	12/10/2013	12/31/2013	NO
129	Xena Place/OH	Xena Place LP/614-396-3200	Y	40	40	12/13/2012	6/3/2013	NO
130	Junction City Associates/OH	Junction City Associates LP/614-396-3200	Y	24	24	1/1/2013	6/3/2013	NO
131	Crawford Place/OH	Crawford Place LP/614-396-3200	Y	30	30	1/1/2013	6/3/2013	NO
132	Clough Commons/OH	Clough Commons LP/614-396-3200	Y	46	46	11/21/2012	6/3/2013	NO
133	Schoenbrunn Greene/OH	Schoenbrunn Greene LP/614-396-3200	Y	40	40	6/1/2013	1/15/2014	NO
134	Hayden Senior Housing/OH	Hayden Senior Housing LP/614-396-3200	Y	44	44	12/31/2013	9/10/2014	NO
135	Heatty Crossing/OH	Heatty Crossing LP/614-396-3200	Y	32	32	12/31/2013	10/23/2014	NO
136	The Lofts at Court and Main/OH	The Lofts at Court and Main LP/614-396-3200	Y	31	31	3/22/2013	7/16/2013	NO
137	Glen Abbey Crossing/KY	Glen Abbey Crossing LP/614-396-3200	Y	24	24	7/31/2013	1/16/2014	NO
138	Saluda Commons/SC	Edgefield Greene LP/614-396-3200	Y	40	40	5/13/2014	11/20/2014	NO
139	Washington School/OH	Washington School LP/614-396-3200	Y	42	42	8/31/2014	9/22/2015	NO
140	Jacob's Crossing/OH	Jacob's Crossing LP/614-396-3200	Y	42	42	12/1/2013	4/9/2014	NO
141	Alston Park/OH	Alston Park LP/614-396-3200	Y	39	39	9/30/2013	12/2/2015	NO
142	Chelsea Greene/WV	Chelsea Greene LP/614-396-3200	Y	32	32	9/23/2013	5/19/2015	NO
143	Oak Valley Gardens/WV	Oak Valley Gardens LP/614-396-3200	Y	28	28	12/29/2014	5/19/2015	NO
144	New Forge Crossing/PA	New Forge Crossing LP/614-396-3200	Y	60	60	6/26/2014	10/28/2015	NO
145	Meyers Greene/PA	Meyers Greene LP/614-396-3200	Y	52	52	1/13/2014	3/30/2015	NO
146	Lloyd House/MI	Lloyd House LDHA LP/614-396-3200	Y	44	44	12/26/2013	9/15/2015	NO
147	Barton Greene/TN	Barton Greene LP/614-396-3200	Y	50	50	12/30/2013	6/3/2014	NO
148	Dutch Ridge/WV	Dutch Ridge LP/614-396-3200	Y	24	24	6/30/2013	12/11/2013	NO
149	Armenian Place/PA	Armenian Place LP/614-396-3200	Y	50	50	12/31/2013	4/10/2015	NO
150	Columbus School/MD	Columbus School LP/614-396-3200	Y	49	49	6/20/2014	11/16/2015	NO
151	Hilton-North Avenue/MD	Hilton-North Avenue LP/614-396-3200	Y	63	63	9/19/2013	7/21/2015	NO
152	Prescott Greene/IN	Prescott Greene LP/614-396-3200	Y	32	32	5/29/2013	6/17/2014	NO
153	Manistee Place/MI	Manistee Place LDHA LP/614-396-3200	Y	46	46	11/21/2013	9/24/2014	NO
154	Bridgeview Greene/MI	Bridgeview Greene LDHA LP/614-396-3200	Y	40	40	4/23/2013	11/18/2013	NO
155	Charters Cove/MI	Charters Cove LP/614-396-3200	Y	24	24	8/30/2012	11/18/2013	NO

3rd PAGE TOTAL: 2,245 2,245

GRAND TOTAL: 6,033 5,954

LIHTC as % of Total Unit 99%

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)	
156	Cheboygan Shores/MI	Cheboygan Shores LDHA LP/614-396-3200	Y	24	24	4/23/2012	11/18/2013	NO
157	Crooked River/MI	Crooked River LDHA LP/614-396-3200	Y	16	16	10/31/2012	1/9/2014	NO
158	Olde Mill/MI	Olde Mill LDHA LP/614-396-3200	Y	24	24	9/25/2012	1/9/2014	NO
159	Harmony Greene/GA	Harmony Greene LP/614-396-3200	Y	50	50	10/11/2012	5/6/2013	NO
160	Liberty Pointe/VA	Liberty Pointe LP/614-396-3200	Y	48	48	12/18/2015	5/31/2016	NO
161	Bailey Court/VA	Bailey Court LP/614-396-3200	Y	32	32	12/27/2016	4/12/2018	NO
162	Brennan Pointe/VA	Brennan Pointe LP/614-396-3200	Y	44	44	12/31/2016	12/20/2017	NO
163	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
164	Woda Bell Diamond Manor /VA	Woda Bell Diamond Manor, LLC/614-396-3200	Y	128	128	12/27/2017	7/29/2019	NO
165	Brennan Pointe II/VA	Brennan Pointe II LP/614-396-3200	Y	43	43	10/31/2018	6/21/2019	NO
166	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
167	Seaborn Greene/SC	Seaborn Greene LP/614-396-3200	Y	40	40	6/26/2015	12/7/2015	NO
168	Butler Crossing/SC	Butler Crossing LP/614-396-3200	Y	40	40	3/31/2016	11/17/2016	NO
169	Majors Crossing/OH	Majors Crossing LP/614-396-3200	Y	40	40	11/23/2015	6/29/2016	NO
170	Northside Drive Apartments/TN	Northside Drive Apartments LP/614-396-3200	Y	40	40	9/18/2015	12/21/2015	NO
171	Capital Greene/WV	Capital Greene LP/614-396-3200	Y	40	40	10/30/2015	12/21/2016	NO
172	Tooley Place/NC	Tooley Place, LLC/614-396-3200	Y	36	36	9/11/2015	6/2/2016	NO
173	Viewmont Square Court/NC	Viewmont Square Court, LLC/614-396-3200	Y	50	50	12/30/2015	5/13/2016	NO
174	Brookside Commons/MI	Brookside Commons LDHA LP/614-396-3200	Y	72	72	12/8/2015	8/29/2016	NO
175	Woda Boardman Lake/MI	Woda Boardman Lake LDHA LP/614-396-3200	Y	112	112	12/30/2013	9/13/2016	NO
176	Greensburg Manor/OH	Greensburg Manor LP/614-396-3200	Y	50	50	10/27/2016	6/14/2017	NO
177	Willoughbeach Terrace/OH	Willoughbeach Terrace LP/614-396-3200	Y	50	50	9/30/2016	6/12/2017	NO
178	Fayette Landing/OH	Fayette Landing LP/614-396-3200	Y	36	36	11/30/2016	2/2/2018	NO
179	Oliver Crossing/TN	Oliver Crossing LP/614-396-3200	Y	24	24	11/21/2016	1/26/2017	NO
180	LaBelle Greene/WV	LaBelle Greene LP/614-396-3200	Y	40	40	12/29/2016	11/20/2017	NO
181	McCormick Greene/WV	McCormick Greene LP/614-396-3200	Y	24	24	9/20/2016	11/3/2017	NO
182	Woodyard Greene/WV	Woodyard Greene LP/614-396-3200	Y	30	30	8/24/2016	12/14/2017	NO
183	Pringle House/WV	Pringle House LP/614-396-3200	Y	40	40	9/16/2015	12/21/2016	NO
184	Bayridge Greene/WV	Bayridge Greene LP/614-396-3200	Y	40	40	8/25/2015	12/21/2016	NO
185	Pebblecreek Crossing/KY	Pebblecreek Crossing LP/396-3200	Y	48	48	2/6/2017	6/13/2017	NO
186	Breas Crossing/KY	Breas Crossing LP/614-396-3200	Y	44	44	10/27/2016	4/17/2017	NO
187	Dawn Ridge/PA	Dawn Ridge LP/614-396-3200	Y	58	58	12/18/2015	10/26/2017	NO
188	Mary Harvin Center/MD	Mary Harvin Center LP/614-396-3200	Y	61	61	1/20/2016	5/11/2017	NO
189	Freedman Point/VA	Freedman Point LP/614-396-3200	Y	68	68	11/21/2019	TBD	NO
190	Hiawatha Apartments/MI	Hiawatha Apartments LDHA LP/614-396-3200	Y	32	32	12/23/2015	4/21/2017	NO
191	Boynton Village/GA	Boynton Village LP/614-396-3200	Y	43	43	10/15/2015	7/11/2016	NO
192	Silver Lakes/GA	Silver Lakes LP/614-396-3200	Y	44	44	9/9/2016	9/14/2017	NO
193	Everts Hill/OH	Everts Hill LP/614-396-3200	Y	49	49	12/27/2017	1/17/2019	NO
194	Emerald Gardens/WV	Emerald Gardens LP/614-396-3200	Y	42	42	12/15/2017	11/30/2018	NO
195	Terrapin Park/WV	Terrapin Park Assoc. LP/614-396-3200	Y	49	49	6/15/2017	11/8/2018	NO
196	Tristan Ridge/KY	Tristan Ridge LP/614-396-3200	Y	44	44	12/22/2017	6/25/2018	NO
197	Nelsonville School Commons/OH	Nelsonville School Commons LP/614-396-3200	Y	33	33	12/5/2017	11/9/2018	NO
198	ATZ Place/IN	ATZ Place LP/614-396-3200	Y	38	38	9/27/2017	8/16/2018	NO
199	Parrish Greene/SC	Parrish Greene LP/614-396-3200	Y	28	28	7/28/2017	2/9/2018	NO
200	Enchanted Glen/MI	Enchanted Glen LDHA LP/614-396-3200	Y	36	36	2/7/2017	5/21/2018	NO
201	Penn Square II/MD	Penn Square II LP/614-396-3200	Y	61	61	10/9/2015	8/5/2016	NO
202	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
203	Holley Pointe/VA	Holley Pointe LP/614-396-3200	Y	50	50	TBD	TBD	NO
204	Wheatland Crossing/OH	Wheatland Crossing LP/614-396-3200	Y	42	42	11/9/2017	11/9/2018	NO
205	White Oak Crossing/TN	White Oak Crossing LP/614-396-3200	Y	60	60	12/28/2018	11/26/2019	NO
206	Crystal Valley Manor/TN	Crystal Valley Manor LP/614-396-3200	Y	40	40	9/24/2018	5/3/2019	NO
207	Shepard Greene/NC	Shepard Greene LP/614-396-3200	Y	50	50	12/28/2018	10/17/2019	NO
208	Butler Crossing II/SC	Butler Crossing II LP/614-396-3200	Y	42	42	7/8/2019	2/24/2020	NO
209	Grand View Place/MI	Grand View Place LDHA LP/614-396-3200	Y	68	68	12/29/2017	11/7/2019	NO
210	Cavalier Greene/MI	Cavalier Greene LDHA LP/614-396-3200	Y	40	40	12/8/2017	4/18/2019	NO

4th PAGE TOTAL: 2,533 2,533
 GRAND TOTAL: 8,566 8,487 LIHTC as % of 99% Total Unit

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)
211	Portland School/MI	Portland School LDHA LP/614-396-3200	Y	29	29	12/27/2017	7/2/2019	NO
212	Mallalieu Pointe/GA	Mallalieu Pointe LP/614-396-3200	Y	67	67	3/30/2018	3/7/2019	NO
213	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
214								
215								
216								
217								
218								
219								
220								
221								
222								
223								
224								
225								
226								
227								
228								
229								
230								
231								
232								
233								
234								
235								
236								
237								
238								
239								
240								
241								
242								
243								
244								
245								
246								
247								
248								
249								
250								
251								
252								
253								
254								
255								
256								
257								
258								
259								
260								
261								
262								
263								
264								
265								

5th PAGE TOTAL: 146 146

GRAND TOTAL: 8,712 8,633

LIHTC as % of 99% Total Unit

List of LIHTC Developments (Schedule A)



Development Name: Lambert Landing II
 Name of Applicant: Lambert Landing II Limited Partnership

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 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: David Cooper, Jr. 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 Abby's Crossing/OH	Abby's Crossing LP/614-396-3200	Y	42	42	10/29/2008	8/3/2009	NO
2 Alexander Yard/OH	Alexander Yard LP/614-396-3200	Y	42	42	12/14/2007	12/18/2008	NO
3 Arlington Greene/KY	Woda Arlington Greene, LLC/614-396-3200	Y	40	40	12/30/2004	3/3/2006	NO
4 Ashburn Greene/OH	Ashburn Greene, LLC/614-396-3200	Y	40	34	12/29/2004	2/27/2006	NO
5 Aspen Greene/OH	Aspen Greene LP/614-396-3200	Y	48	48	12/31/2005	1/23/2007	NO
6 Beaumont Greene/OH	Beaumont Greene, LLC/614-396-3200	Y	40	40	12/27/2007	8/5/2008	NO
7 Beaumont Place/OH	Mid Ohio Housing, LLC/614-396-3200	Y	12	12	12/28/2007	3/3/2009	NO
8 Canterbury Place/WV	Canterbury Place, LLC/614-396-3200	Y	50	50	12/13/2004	12/22/2004	NO
9 Cedar Glen II/WV	Cedar Glen II LP/614-396-3200	Y	51	50	12/18/2006	10/3/2008	NO
10 Chartwell Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	40	40	12/20/2007	12/2/2008	NO
11 Clay Meadows/OH	Clay Meadows LP/614-396-3200	Y	48	48	10/10/2008	3/13/2009	NO
12 Clover Ridge/OH	Clover Ridge, LLC/614-396-3200	Y	24	24	2/5/2009	11/10/2009	NO
13 Coventry House/OH	Seneca Coventry House, LLC/614-396-3200	Y	30	25	12/31/2004	2/7/2007	NO
14 Crossroads Meadow/PA	Crossroads Meadow, LLC/614-396-3200	Y	51	51	11/19/2007	6/10/2008	NO
15 Devon House/OH	Devon House, LLC/614-396-3200	Y	40	34	12/1/2004	7/20/2005	NO
16 Doranne Green/OH	Woda Doranne Greene, LLC/614-396-3200	Y	49	49	8/30/2008	7/1/2008	NO
17 East Newark Homes/OH	East Newark Homes, LLC/614-396-3200	Y	40	40	10/5/2007	12/2/2008	NO
18 Edward's Crossing/WV	Edward's Crossing, LLC/614-396-3200	Y	44	44	12/9/2004	12/21/2004	NO
19 Edward's Crossing II/WV	Edward's Crossing II, LLC/614-396-3200	Y	44	44	11/30/2005	11/17/2006	NO
20 Essex Place/OH	Essex Place Senior LP/614-396-3200	Y	42	33	4/25/2003	2/5/2004	NO
21 Fox Run Crossing/OH	Fox Run Crossing, LLC/614-396-3200	Y	50	50	11/21/2006	4/20/2007	NO
22 Frankfort Place/OH	Frankfort Place LP/614-396-3200	Y	20	20	12/31/2004	11/1/2005	NO
23 Grace Meadows/OH	Grace Meadows LP/614-396-3200	Y	40	40	8/8/2008	7/14/2009	NO
24 Hampton Pointe/MI	Hampton Pointe, LLC/614-396-3200	Y	24	24	6/24/2008	11/12/2009	NO
25 Heathermoor II/WV	Heathermoor II LP/614-396-3200	Y	32	32	12/15/2005	9/24/2008	NO
26 Heritage Greene/OH	Woda Heritage Greene, LLC/614-396-3200	Y	50	50	10/4/2006	4/20/2007	NO
27 Heritage House/WV	Heritage House LP/614-396-3200	Y	50	50	12/30/2004	11/15/2006	NO
28 Hickory Meadow/PA	Hickory Meadow, LLC/614-396-3200	Y	51	51	12/28/2007	6/30/2008	NO
29 Jamestown Place/OH	Jamestown Place LP/614-396-3200	Y	24	24	12/14/2001	9/27/2004	NO
30 Laurel Greene/OH	Laurel Greene, LLC/614-396-3200	Y	40	32	8/31/2004	8/29/2005	NO
31 Laurelhurst/OH	Laurelhurst, LLC/614-396-3200	Y	44	35	12/31/2003	7/23/2004	NO
32 Leewood Place/OH	Leewood Place, LLC/614-396-3200	Y	40	32	12/1/2003	3/1/2005	NO
33 Lockwood Greene/OH	Lockwood Housing, LLC/614-396-3200	Y	26	26	11/30/2007	2/17/2009	NO
34 Lockwood Station/OH	Lockwood Housing, LLC/614-396-3200	Y	6	6	12/26/2007	12/2/2008	NO
35 Luke's Crossing/OH	Luke's Crossing LP/614-396-3200	Y	40	40	11/10/2008	1/29/2010	NO
36 Meadow Glen/OH	Woda Meadow Glen LP/614-396-3200	Y	50	42	12/31/2004	10/12/2006	NO
37 Meridian Greene/OH	Meridian Greene, LLC/614-396-3200	Y	66	66	12/28/2005	3/1/2007	NO
38 Meridian Greene II/OH	Meridian Greene II, LLC/614-396-3200	Y	40	40	12/27/2007	7/17/2008	NO
39 Muirwood Greene/WV	Muirwood Greene LP/614-396-3200	Y	50	50	4/30/2004	12/9/2004	NO
40 Norwood Greene/OH	Norwood Greene, LLC/614-396-3200	Y	40	40	11/25/2008	11/18/2009	NO

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8602 (per entity/development) for a total of 6.

1st PAGE TOTAL: 1,600 1,540 LIHTC as % of Total Units 96% v.01.01.20

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	Oakmont Greene II/WV	Oakmont Greene II, LLC/614-396-3200	Y	50	50	12/23/2005	12/7/2007	NO
47	Paigelynn Place/OH	Paigelynn Place, LLC/614-396-3200	Y	60	60	10/21/2005	12/21/2007	NO
48	Paint Landing/KY	Paint Landing, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
49	Paint Lick Station/KY	Paint Lick Station, LLC/614-396-3200	Y	24	24	12/28/2007	6/3/2008	NO
50	Patrick Place/OH	Patrick Place LP/614-396-3200	Y	24	24	9/1/2005	3/20/2007	NO
51	Pembrook Greene/OH	Pembrook Greene, LLC/614-396-3200	Y	18	18	12/12/2008	7/30/2009	NO
52	Providence Greene/WV	Providence Greene, LLC/614-396-3200	Y	50	50	12/29/2005	12/4/2007	NO
53	Providence Greene II/WV	Providence Greene II, LLC/614-396-3200	Y	50	50	11/27/2006	12/3/2008	NO
54	Quail Meadow/OH	Woda Quail Meadow, LLC/614-396-3200	Y	50	50	12/19/2006	4/17/2007	NO
55	Riverbich Greene/OH	Riverbich Greene, LLC/614-396-3200	Y	60	51	12/29/2004	6/10/2005	NO
56	Riverview Place/OH	Riverview Place LP/614-396-3200	Y	33	33	12/31/2003	6/10/2005	NO
57	Russell's Place/OH	Russell's Place, LLC/614-396-3200	Y	32	32	12/29/2006	6/18/2007	NO
58	Sawgrass Greene/KY	Sawgrass Greene, LLC/614-396-3200	Y	54	54	12/22/2005	2/8/2007	NO
59	Stoney Ridge/OH	Cadiz Homes LP/614-396-3200	Y	28	28	11/28/2003	7/14/2004	NO
60	Stableford Crossing/OH	Stableford Crossing, LLC/614-396-3200	Y	18	18	10/2/2008	8/4/2009	NO
61	Tibbits Greene/MI	Tibbits Greene, LLC/614-396-3200	Y	24	24	12/21/2007	9/28/2009	NO
62	Tremont Greene/OH	Tremont Greene, LLC/614-396-3200	Y	40	34	12/28/2004	9/22/2005	NO
63	Troon Crossing/OH	Troon Crossing, LLC/614-396-3200	Y	60	60	12/29/2006	4/26/2007	NO
64	Valley Greene/OH	Ohio Valley Housing, LLC/614-396-3200	Y	24	24	8/31/2007	11/19/2008	NO
65	Valley View/TN	Valley View LP/614-396-3200	Y	64	64	12/4/2003	4/18/2005	NO
66	Victoria Place/OH	Victoria Place LP/614-396-3200	Y	30	30	12/31/2003	7/8/2004	NO
67	Victory Place/WV	Victory Place, LLC/614-396-3200	Y	50	50	12/29/2005	11/13/2007	NO
68	Webster Glen/OH	Woda Adams County Housing, LLC/614-396-3200	Y	12	12	11/9/2007	9/30/2009	NO
69	Webster Greene/OH	Woda Adams County Housing, LLC/614-396-3200	Y	36	36	9/1/2007	9/30/2009	NO
70	Wesley Yard/OH	Wesley Yard, LLC/614-396-3200	Y	46	46	12/15/2008	10/16/2009	NO
71	Whitman Crossing/MI	Whitman Crossing, LLC/614-396-3200	Y	24	24	12/21/2007	12/29/2008	NO
72								
73	Zachary's Crossing/OH	Zachary's Crossing, LLC/614-396-3200	Y	40	40	12/15/2005	4/10/2006	NO
74	Ardmore Crossing/OH	Ardmore Crossing, LLC/614-396-3200	Y	50	50	10/9/2009	8/17/2010	NO
75	Connolly Park/PA	Connolly Park, LLC/614-396-3200	Y	32	32	10/7/2010	6/11/2010	NO
76	Fairway Crossing/OH	Fairway Crossing LP/614-396-3200	Y	36	36	11/27/2009	2/4/2011	NO
77	Forest Edge/OH	Forest Edge, LLC/614-396-3200	Y	36	36	7/29/2009	8/16/2010	NO
78	Gables at Countryside Lane II/OH	Gables at Countryside Lane II, LLC/614-396-3200	Y	24	24	8/28/2006	4/17/2007	NO
79	Hallet Crossing/MI	Hallet Crossing, LLC/614-396-3200	Y	24	24	11/19/2008	10/7/2010	NO
80	Orchard Glen/OH	Orchard Glen, LLC/614-396-3200	Y	32	32	9/30/2009	9/23/2010	NO
81	Ridgewood Greene/OH	Ridgewood Greene, LLC/614-396-3200	Y	40	40	11/11/2008	5/7/2010	NO
82	Sycamore House/MI	Sycamore House LDHA LP/614-396-3200	Y	40	36	12/22/2009	12/13/2011	NO
83	Madison Grove/PA	Madison Grove, LLC/614-396-3200	Y	50	50	7/24/2010	3/25/2011	NO
84	Sky Meadows/OH	Sky Meadows, LLC/614-396-3200	Y	40	40	10/26/2009	9/9/2010	NO
85	Woda Old Hickory/OH	Woda Old Hickory LP/614-396-3200	Y	36	36	11/16/2010	3/7/2012	NO
86	Honeybrook Greene/OH	Honeybrook Greene LP/614-396-3200	Y	40	40	11/19/2010	3/25/2011	NO
87	Preston's Crossing/OH	Preston's Crossing LP/614-396-3200	Y	24	24	12/27/2010	5/12/2011	NO
88	Lightner Greene/PA	Lightner Greene, LLC/614-396-3200	Y	50	50	12/17/2010	8/10/2011	NO
89	Raystown Crossing/PA	Raystown Crossing LP/614-396-3200	Y	50	50	12/29/2010	8/11/2011	NO
90	Cumberland Meadows/MD	Cumberland Meadows LP/614-396-3200	Y	64	64	9/20/2011	10/4/2012	NO
91	Penn Square/MD	Penn North Partners LLLP/614-396-3200	Y	79	79	3/14/2011	7/24/2012	NO
92	Braddock's Greene/MD	Braddock's Greene, LLC/614-396-3200	Y	50	50	12/31/2010	3/21/2012	NO
93	Brentwood Greene/IN	Brentwood Greene, LLC/614-396-3200	Y	60	60	9/16/2010	8/29/2011	NO
94	Crowfield Greene/SC	Crowfield Greene LP/614-396-3200	Y	42	42	12/29/2010	2/24/2011	NO
95	Jenny Greene/SC	Jenny Greene LP/614-396-3200	Y	50	50	12/13/2010	2/24/2011	NO
96	Patterson Crossing/MI	Patterson Crossing LDHA LP/614-396-3200	Y	56	56	9/30/2010	8/9/2012	NO
97	Monarch Greene/OH	Monarch Greene LP/614-396-3200	Y	44	44	12/20/2011	5/1/2012	NO
98	Richwood Greene/OH	Richwood Greene LP/614-396-3200	Y	42	42	12/30/2011	12/19/2012	NO
99	Wayne Crossing/OH	Wayne Crossing LP/614-396-3200	Y	48	48	10/24/2011	3/23/2012	NO
100	Pheasant Ridge/OH	Pheasant Ridge LP/614-396-3200	Y	24	24	11/10/2011	4/13/2012	NO

2nd PAGE TOTAL: 2,188 2,169

GRAND TOTAL: 3,788 3,709

LHFC as % of Total Unit 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)
101	Hattie Greene/OH	Hattie Greene LP/614-396-3200	Y	27	27	6/9/2011	5/1/2012	NO
102	Frontier Run/OH	Frontier Run, LLC/614-396-3200	Y	16	16	8/4/2010	9/7/2011	NO
103	Jeremy Park/OH	Jeremy Park, LLC/614-396-3200	Y	36	36	9/1/2010	8/31/2011	NO
104	Joshua Landings/OH	Joshua Landings, LLC/614-396-3200	Y	40	40	11/1/2010	8/31/2011	NO
105	Moccasin Run/OH	Moccasin Run, LLC/614-396-3200	Y	36	36	11/4/2010	9/7/2011	NO
106	Mallory Meadows/OH	Mallory Meadows, LLC/614-396-3200	Y	24	24	8/12/2010	8/30/2011	NO
107	Ursula Park/OH	Ursula Park, LLC/614-396-3200	Y	36	36	10/20/2010	9/7/2011	NO
108	Mason Greene/KY	Mason Greene LP/614-396-3200	Y	68	68	6/6/2011	11/16/2011	NO
109	Drake Crossing/PA	Drake Crossing LP/614-396-3200	Y	30	30	10/3/2011	9/6/2012	NO
110	Woda Pinecrest Greene/SC	Woda Pinecrest Greene LP/614-396-3200	Y	44	44	3/25/2011	6/30/2011	NO
111	McCalla Greene/MI	McCalla Greene, LLC/614-396-3200	Y	32	32	11/30/2010	6/8/2012	NO
112	Sustainable Fellwood II/GA	Sustainable Fellwood II LP/614-396-3200	Y	110	110	12/23/2011	8/17/2012	NO
113	Belle Prairie/OH	Belle Prairie LP/614-396-3200	Y	40	40	8/13/2012	1/15/2013	NO
114	Sterling Greene/TN	Sterling Greene LP/614-396-3200	Y	48	48	7/23/2012	12/21/2012	NO
115	Sustainable Fellwood III/GA	Sustainable Fellwood III LP/614-396-3200	Y	100	100	12/27/2011	11/15/2012	NO
116	City View Place/VA	City View Place LP/614-396-3200	Y	32	32	10/17/2012	5/28/2013	NO
117	Rosewood Manor/OH	Rosewood Manor LP/614-396-3200	Y	24	24	11/9/2007	11/9/2007	NO
118	Quaker Meadow/PA	Quaker Meadow, LLC/614-396-3200	Y	40	40	9/30/2011	5/9/2012	NO
119	Windjammer Greene/MI	Windjammer Greene LDHA LP/614-396-3200	Y	24	24	12/5/2012	11/18/2013	NO
120	Wood Creek/MI	Wood Creek LDHA LP/614-396-3200	Y	32	32	12/28/2012	11/18/2013	NO
121	Koehler Crossing/MI	Koehler Crossing LDHA LP/614-396-3200	Y	28	28	6/25/2012	3/29/2013	NO
122	Livingston Greene/MI	Livingston Greene LDHA LP/614-396-3200	Y	32	32	8/21/2012	6/6/2013	NO
123	Oak Hollow/SC	Woda Oak Hollow LP/614-396-3200	Y	44	44	5/25/2012	2/8/2013	NO
124	Anderson Crossing/IN	Anderson Crossing LP/614-396-3200	Y	92	92	11/13/2012	7/26/2013	NO
125	Woda Autumn Run/OH	Woda Autumn Run LP/614-396-3200	Y	38	38	11/30/2012	4/10/2013	NO
126	Woda Raceland Meadows/KY	Woda Raceland Meadows LP/614-396-3200	Y	32	32	3/4/2013	6/28/2013	NO
127	Chestnut Greene/KY	Chestnut Greene LP/614-396-3200	Y	24	24	1/31/2013	6/19/2013	NO
128	Pennington Crossing/TN	Pennington Crossing LP/614-396-3200	Y	48	48	12/10/2013	12/31/2013	NO
129	Xena Place/OH	Xena Place LP/614-396-3200	Y	40	40	12/13/2012	6/3/2013	NO
130	Junction City Associates/OH	Junction City Associates LP/614-396-3200	Y	24	24	1/1/2013	6/3/2013	NO
131	Crawford Place/OH	Crawford Place LP/614-396-3200	Y	30	30	1/1/2013	6/3/2013	NO
132	Clough Commons/OH	Clough Commons LP/614-396-3200	Y	46	46	11/21/2012	6/3/2013	NO
133	Schoenbrunn Greene/OH	Schoenbrunn Greene LP/614-396-3200	Y	40	40	6/1/2013	1/15/2014	NO
134	Hayden Senior Housing/OH	Hayden Senior Housing LP/614-396-3200	Y	44	44	12/31/2013	9/10/2014	NO
135	Heatty Crossing/OH	Heatty Crossing LP/614-396-3200	Y	32	32	12/31/2013	10/23/2014	NO
136	The Lofts at Court and Main/OH	The Lofts at Court and Main LP/614-396-3200	Y	31	31	3/22/2013	7/16/2013	NO
137	Glen Abbey Crossing/KY	Glen Abbey Crossing LP/614-396-3200	Y	24	24	7/31/2013	1/16/2014	NO
138	Saluda Commons/SC	Edgefield Greene LP/614-396-3200	Y	40	40	5/13/2014	11/20/2014	NO
139	Washington School/OH	Washington School LP/614-396-3200	Y	42	42	8/31/2014	9/22/2015	NO
140	Jacob's Crossing/OH	Jacob's Crossing LP/614-396-3200	Y	42	42	12/1/2013	4/9/2014	NO
141	Alston Park/OH	Alston Park LP/614-396-3200	Y	39	39	9/30/2013	12/2/2015	NO
142	Chelsea Greene/WV	Chelsea Greene LP/614-396-3200	Y	32	32	9/23/2013	5/19/2015	NO
143	Oak Valley Gardens/WV	Oak Valley Gardens LP/614-396-3200	Y	28	28	12/29/2014	5/19/2015	NO
144	New Forge Crossing/PA	New Forge Crossing LP/614-396-3200	Y	60	60	6/26/2014	10/28/2015	NO
145	Meyers Greene/PA	Meyers Greene LP/614-396-3200	Y	52	52	1/13/2014	3/30/2015	NO
146	Lloyd House/MI	Lloyd House LDHA LP/614-396-3200	Y	44	44	12/26/2013	9/15/2015	NO
147	Barton Greene/TN	Barton Greene LP/614-396-3200	Y	50	50	12/30/2013	6/3/2014	NO
148	Dutch Ridge/WV	Dutch Ridge LP/614-396-3200	Y	24	24	6/30/2013	12/11/2013	NO
149	Armenas Place/PA	Armenas Place LP/614-396-3200	Y	50	50	12/31/2013	4/10/2015	NO
150	Columbus School/MD	Columbus School LP/614-396-3200	Y	49	49	6/20/2014	11/16/2015	NO
151	Hilton-North Avenue/MD	Hilton-North Avenue LP/614-396-3200	Y	63	63	9/19/2013	7/21/2015	NO
152	Prescott Greene/IN	Prescott Greene LP/614-396-3200	Y	32	32	5/29/2013	6/17/2014	NO
153	Manistee Place/MI	Manistee Place LDHA LP/614-396-3200	Y	46	46	11/21/2013	9/24/2014	NO
154	Bridgeview Greene/MI	Bridgeview Greene LDHA LP/614-396-3200	Y	40	40	4/23/2013	11/18/2013	NO
155	Charters Cove/MI	Charters Cove LP/614-396-3200	Y	24	24	8/30/2012	11/18/2013	NO

3rd PAGE TOTAL: 2,245 2,245

GRAND TOTAL: 6,033 5,954

LIHTC as % of Total Unit 99%

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)	
156	Cheboygan Shores/MI	Cheboygan Shores LDHA LP/614-396-3200	Y	24	24	4/23/2012	11/18/2013	NO
157	Crooked River/MI	Crooked River LDHA LP/614-396-3200	Y	16	16	10/31/2012	1/9/2014	NO
158	Olde Mill/MI	Olde Mill LDHA LP/614-396-3200	Y	24	24	9/25/2012	1/9/2014	NO
159	Harmony Greene/GA	Harmony Greene LP/614-396-3200	Y	50	50	10/11/2012	5/6/2013	NO
160	Liberty Pointe/VA	Liberty Pointe LP/614-396-3200	Y	48	48	12/18/2015	5/31/2016	NO
161	Bailey Court/VA	Bailey Court LP/614-396-3200	Y	32	32	12/27/2016	4/12/2018	NO
162	Brennan Pointe/VA	Brennan Pointe LP/614-396-3200	Y	44	44	12/31/2016	12/20/2017	NO
163	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
164	Woda Bell Diamond Manor /VA	Woda Bell Diamond Manor, LLC/614-396-3200	Y	128	128	12/27/2017	7/29/2019	NO
165	Brennan Pointe II/VA	Brennan Pointe II LP/614-396-3200	Y	43	43	10/31/2018	6/21/2019	NO
166	The Banks of Berkeley/VA	The Banks of Berkeley LP/614-396-3200	Y	50	50	12/31/2016	2/8/2018	NO
167	Seaborn Greene/SC	Seaborn Greene LP/614-396-3200	Y	40	40	6/26/2015	12/7/2015	NO
168	Butler Crossing/SC	Butler Crossing LP/614-396-3200	Y	40	40	3/31/2016	11/17/2016	NO
169	Majors Crossing/OH	Majors Crossing LP/614-396-3200	Y	40	40	11/23/2015	6/29/2016	NO
170	Northside Drive Apartments/TN	Northside Drive Apartments LP/614-396-3200	Y	40	40	9/18/2015	12/21/2015	NO
171	Capital Greene/WV	Capital Greene LP/614-396-3200	Y	40	40	10/30/2015	12/21/2016	NO
172	Tooley Place/NC	Tooley Place, LLC/614-396-3200	Y	36	36	9/11/2015	6/2/2016	NO
173	Viewmont Square Court/NC	Viewmont Square Court, LLC/614-396-3200	Y	50	50	12/30/2015	5/13/2016	NO
174	Brookside Commons/MI	Brookside Commons LDHA LP/614-396-3200	Y	72	72	12/8/2015	8/29/2016	NO
175	Woda Boardman Lake/MI	Woda Boardman Lake LDHA LP/614-396-3200	Y	112	112	12/30/2013	9/13/2016	NO
176	Greensburg Manor/OH	Greensburg Manor LP/614-396-3200	Y	50	50	10/27/2016	6/14/2017	NO
177	Willoughbeach Terrace/OH	Willoughbeach Terrace LP/614-396-3200	Y	50	50	9/30/2016	6/12/2017	NO
178	Fayette Landing/OH	Fayette Landing LP/614-396-3200	Y	36	36	11/30/2016	2/2/2018	NO
179	Oliver Crossing/TN	Oliver Crossing LP/614-396-3200	Y	24	24	11/21/2016	1/26/2017	NO
180	LaBelle Greene/WV	LaBelle Greene LP/614-396-3200	Y	40	40	12/29/2016	11/20/2017	NO
181	McCormick Greene/WV	McCormick Greene LP/614-396-3200	Y	24	24	9/20/2016	11/3/2017	NO
182	Woodyard Greene/WV	Woodyard Greene LP/614-396-3200	Y	30	30	8/24/2016	12/14/2017	NO
183	Pringle House/WV	Pringle House LP/614-396-3200	Y	40	40	9/16/2015	12/21/2016	NO
184	Bayridge Greene/WV	Bayridge Greene LP/614-396-3200	Y	40	40	8/25/2015	12/21/2016	NO
185	Pebblecreek Crossing/KY	Pebblecreek Crossing LP/396-3200	Y	48	48	2/6/2017	6/13/2017	NO
186	Breas Crossing/KY	Breas Crossing LP/614-396-3200	Y	44	44	10/27/2016	4/17/2017	NO
187	Dawn Ridge/PA	Dawn Ridge LP/614-396-3200	Y	58	58	12/18/2015	10/26/2017	NO
188	Mary Harvin Center/MD	Mary Harvin Center LP/614-396-3200	Y	61	61	1/20/2016	5/11/2017	NO
189	Freedman Point/VA	Freedman Point LP/614-396-3200	Y	68	68	11/21/2019	TBD	NO
190	Hiawatha Apartments/MI	Hiawatha Apartments LDHA LP/614-396-3200	Y	32	32	12/23/2015	4/21/2017	NO
191	Boynton Village/GA	Boynton Village LP/614-396-3200	Y	43	43	10/15/2015	7/11/2016	NO
192	Silver Lakes/GA	Silver Lakes LP/614-396-3200	Y	44	44	9/9/2016	9/14/2017	NO
193	Everts Hill/OH	Everts Hill LP/614-396-3200	Y	49	49	12/27/2017	1/17/2019	NO
194	Emerald Gardens/WV	Emerald Gardens LP/614-396-3200	Y	42	42	12/15/2017	11/30/2018	NO
195	Terrapin Park/WV	Terrapin Park Assoc. LP/614-396-3200	Y	49	49	6/15/2017	11/8/2018	NO
196	Tristan Ridge/KY	Tristan Ridge LP/614-396-3200	Y	44	44	12/22/2017	6/25/2018	NO
197	Nelsonville School Commons/OH	Nelsonville School Commons LP/614-396-3200	Y	33	33	12/5/2017	11/9/2018	NO
198	ATZ Place/IN	ATZ Place LP/614-396-3200	Y	38	38	9/27/2017	8/16/2018	NO
199	Parrish Greene/SC	Parrish Greene LP/614-396-3200	Y	28	28	7/28/2017	2/9/2018	NO
200	Enchanted Glen/MI	Enchanted Glen LDHA LP/614-396-3200	Y	36	36	2/7/2017	5/21/2018	NO
201	Penn Square II/MD	Penn Square II LP/614-396-3200	Y	61	61	10/9/2015	8/5/2016	NO
202	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
203	Holley Pointe/VA	Holley Pointe LP/614-396-3200	Y	50	50	TBD	TBD	NO
204	Wheatland Crossing/OH	Wheatland Crossing LP/614-396-3200	Y	42	42	11/9/2017	11/9/2018	NO
205	White Oak Crossing/TN	White Oak Crossing LP/614-396-3200	Y	60	60	12/28/2018	11/26/2019	NO
206	Crystal Valley Manor/TN	Crystal Valley Manor LP/614-396-3200	Y	40	40	9/24/2018	5/3/2019	NO
207	Shepard Greene/NC	Shepard Greene LP/614-396-3200	Y	50	50	12/28/2018	10/17/2019	NO
208	Butler Crossing II/SC	Butler Crossing II LP/614-396-3200	Y	42	42	7/8/2019	2/24/2020	NO
209	Grand View Place/MI	Grand View Place LDHA LP/614-396-3200	Y	68	68	12/29/2017	11/7/2019	NO
210	Cavalier Greene/MI	Cavalier Greene LDHA LP/614-396-3200	Y	40	40	12/8/2017	4/18/2019	NO

4th PAGE TOTAL: 2,533 2,533
 GRAND TOTAL: 8,566 8,487 LIHTC as % of 99% Total Unit

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)
211	Portland School/MI	Portland School LDHA LP/614-396-3200	Y	29	29	12/27/2017	7/2/2019	NO
212	Mallalieu Pointe/GA	Mallalieu Pointe LP/614-396-3200	Y	67	67	3/30/2018	3/7/2019	NO
213	Thompson Greene/PA	Thompson Greene LP/614-396-3200	Y	50	50	9/28/2016	8/23/2018	NO
214								
215								
216								
217								
218								
219								
220								
221								
222								
223								
224								
225								
226								
227								
228								
229								
230								
231								
232								
233								
234								
235								
236								
237								
238								
239								
240								
241								
242								
243								
244								
245								
246								
247								
248								
249								
250								
251								
252								
253								
254								
255								
256								
257								
258								
259								
260								
261								
262								
263								
264								
265								

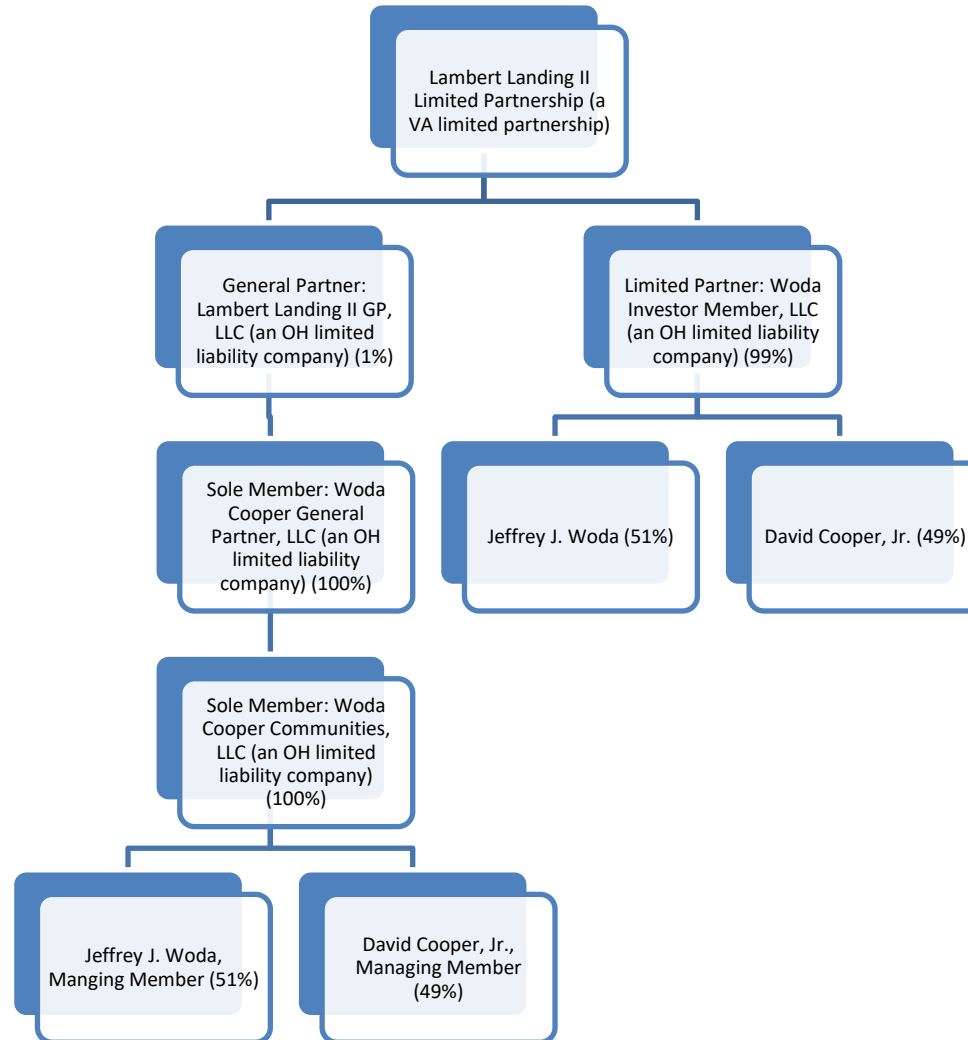
5th PAGE TOTAL: 146 146

GRAND TOTAL: 8,712 8,633

LIHTC as % of
99% Total Unit

Lambert Landing II Limited Partnership

Organizational Chart



E

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

ASSIGNMENT OF PURCHASE AGREEMENT

September 12, 2020

Woda Cooper Development, Inc. entered into a Purchase Agreement with Rolling Ridge, LLC on January 2, 2020 (the “**Purchase Agreement**”) for real estate parcels consisting of 4.26+/- acres more or less, approximately located at 11501 Jefferson Davis Highway, Chester, VA 23831; with the assigned parcel identification numbers of 797660474400000, 797660437100000, 797661430300000, 797660449700000, 797660468800000, 797660478300000, 797660487800000, 797661410800000, and depicted on Exhibit A as attached hereto (the “**Assigned Parcels**”). The undersigned, Lambert Landing Limited Partnership (“**Assignor**”) was assigned the rights to purchase the Assigned Parcels under the Purchase Agreement on February 12, 2020.

Assignor hereby assigns to Lambert Landing II Limited Partnership (“**Assignee**”) all of its rights to purchase a to-be-formed condominium unit to be known as Lambert Landing II (the “**Project**”) on a portion of the Assigned Parcels set forth on Exhibit A. The Project will be located on approximately 1.19 acres of the Assigned Parcels. Assignor will purchase all Assigned Parcels from Rolling Ridge, LLC and Assignee will not be responsible to pay for any land, including the land which the Project is located on.

By executing in the space provided below, Assignee hereby accepts such assignment and agrees to perform the obligations of the Buyer as set forth in the attached Purchase Agreement. The assignment provided for herein is effective as of the date set forth above.

[Signatures on the following page]

Assignor:


Lambert Landing Limited Partnership

A Virginia Limited Partnership

By: Lambert Landing GP, LLC
An Ohio Limited Liability Company
Its General Partner

By: Woda Cooper General Partner, LLC
An Ohio Limited Liability Company
Its Sole Member

By: Woda Cooper Communities, LLC
An Ohio Limited Liability Company
Its Sole Member

By: 
Jeffrey J. Woda, Managing Member

Assignee:

Lambert Landing II Limited Partnership

A Virginia Limited Partnership

By: Lambert Landing II GP, LLC
An Ohio Limited Liability Company
Its General Partner

By: Woda Cooper General Partner, LLC
An Ohio Limited Liability Company
Its Sole Member

By: Woda Cooper Communities, LLC
An Ohio Limited Liability Company
Its Sole Member

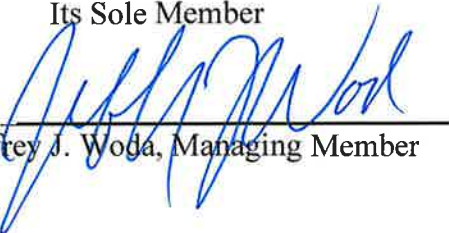
By: 
Jeffrey J. Woda, Managing Member

Exhibit A



LAMBERT LANDING - 9% BUILDING					
UNIT TYPE	FLOOR				SUB TOTAL
	1ST	2ND	3RD	4TH	
2-BEDROOM	12	12	12	12	48
3-BEDROOM	4	4	4	4	16
TOTAL	16	16	16	16	64
GROSS SF / FLR (AVG.)					19901.00 SF
9% BLDG GROSS SF					79604.00 SF

LAMBERT LANDING II - 4% BUILDING					
UNIT TYPE	FLOOR				SUB TOTAL
	1ST	2ND	3RD	4TH	
2-BEDROOM	10	10	10	10	40
3-BEDROOM	2	2	2	2	8
TOTAL	12	12	12	12	48
GROSS SF / FLR (AVG.)					14492.02 SF
4% BLDG GROSS SF					57968.07 SF

1 CONCEPTUAL SITE PLAN
PR1.0
1" = 30'-0"

ASSIGNMENT OF PURCHASE AGREEMENT

February 12, 2020

The undersigned, Woda Cooper Development, Inc. (“Assignor”), entered into a Purchase Agreement with Rolling Ridge, LLC on January 2, 2020 (the “Purchase Agreement”) for real estate parcels consisting of 4.26+/- acres more or less, approximately located at 11501 Jefferson Davis Highway, Chester, VA 23831; with the assigned parcel identification numbers of 797660474400000, 797660437100000, 797661430300000, 797660449700000, 797660468800000, 797660478300000, 797660487800000, 797661410800000, and depicted on Exhibit A as attached hereto (the “Assigned Parcel”). Assignor hereby assigns to Lambert Landing Limited Partnership (“Assignee”) all of its rights to purchase the Assigned Parcel. By executing in the space provided below, Assignee hereby accepts such assignment and agrees to perform the obligations of the Buyer as set forth in the attached Purchase Agreement. The assignment provided for herein is effective as of the date set forth above.

[Signatures on the following page]

Assignor:

Woda Cooper Development, Inc.

By:  _____

Name: Chelsea Arlantico

Title: Vice President & Corporate Counsel

Assignee:

Lambert Landing Limited Partnership

A Virginia Limited Partnership

By: Lambert Landing GP, LLC
An Ohio Limited Liability Company
Its General Partner

By: Woda Cooper General Partner, LLC
An Ohio Limited Liability Company
Its Sole Member

By: Woda Cooper Communities, LLC
An Ohio Limited Liability Company
Its Sole Member

By:  _____

Chelsea Arlantico

Authorized Signatory

Vice President & Corporate Counsel

Exhibit A



Parcels and Addresses Comprising the Property

Parcels: 797660474400000, 797660437100000, 797661430300000, 797660449700000, 797660468800000, 797660478300000, 797660487800000, 797661410800000

Addresses: 11501 Jefferson Davis Highway; 11430, 11404, 11410, 11420, 11424, 11428 Elokomin Avenue; 2501 Rio Vista Street, Chester, Chesterfield County, Virginia 23831

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (“Agreement”) is made and entered into this 2 day of January 2020, by and between **Rolling Ridge LLC**, whose tax mailing address is 544 Newtown Road, Suite 128, Virginia Beach, Virginia 23462 (hereinafter referred to as the “**Seller**”), and **Woda Cooper Development, Inc.**, whose tax mailing address is 500 S. Front Street, 10th Floor, Columbus, Ohio 43215 (hereinafter referred to as the “**Buyer**”); and

WHEREAS, Seller is the owner of certain real estate parcels consisting of 4.26 +/- acres more or less; approximately located at 11501 Jefferson Davis Highway, Chester, VA, 23831; with the county assigned parcel identification numbers of 797660474400000, 797660437100000, 797661430300000, 797660449700000, 797660468800000, 797660478300000, 797660487800000, 797661410800000; and as generally depicted on Exhibit A and Exhibit B attached hereto (the “**Property**”),

WHEREAS, the Seller desires to sell the Property and the Buyer desires to purchase the Property upon and subject to the terms and conditions of this Agreement;

NOW THEREFORE, for and in consideration of the sum Fifteen Thousand Dollars and no/100 (\$15,000.00) (the Initial Earnest Payment”); of which Two Thousand Dollars and no/100 (\$2,000.00) will become nonrefundable on March 31, 2020 and Thirteen Thousand Dollars and no/100 (\$13,000.00) will become nonrefundable within thirty (30) days of Buyer receiving a final reservation of Section 42 tax credits from the Virginia Housing Development Authority. Both the Initial Earnest Deposit and all subsequent earnest deposits shall be applicable to the Purchase Price; the receipt and the sufficiency of which are hereby acknowledged, and for the further consideration of the covenants and agreements set forth below, the parties agree as follows:

1. Seller shall sell and Buyer shall purchase the Property upon and subject to the terms and conditions of this Agreement.
2. The purchase price for the Property shall be One Million Three Hundred Thousand Dollars and no/100 (\$1,300,000.00) (the “**Purchase Price**”).
3. Buyer shall deposit with Star Title Agency, LLC (500 South Front Street, Suite 250, Columbus, Ohio 43215; Attn: Jim Saad), the Initial Earnest Payment within (30) business days of the full execution of this Agreement. The Initial Earnest Payment will be credited towards the Purchase Price.
4. At Closing, Buyer shall pay Purchase Price as follows: Buyer shall pay to Seller in cash the balance of the Purchase Price that is due after deducting the amount of the Earnest Deposits which will be released to Seller if not previously released. At Closing, Seller shall deliver a transferable, recordable, General Warranty deed to Buyer, or its assignee. The General Warranty deed shall be prepared by Seller. Closing shall occur on or before November 30, 2020.

5. Buyer shall have five (5) options to extend this Purchase Agreement for thirty (30) days per extension option by notifying Seller not less than 20 days prior to closing and delivering to Seller an additional earnest payment of Ten Thousand Dollars and no/100 (\$10,000.00) per extension request (“**Extension Earnest Deposit**”). All additional Extension Earnest Deposit payments shall be immediately non-refundable and credited to the Purchase Price at Closing.
6. Title to the Property shall be free and clear of all liens and encumbrances other than those that do not unreasonably interfere with Buyer’s intended development of the Property, as determined by Buyer in its sole discretion. Buyer shall obtain a title insurance commitment for the Property and if any exception noted therein is unacceptable to Buyer, Buyer shall notify Seller in writing before March 31, 2020 and Seller shall then have thirty (30) calendar days from the notice date to cure such unacceptable exception. If Seller fails to cure such exception within such thirty (30) day period and provides evidence to Buyer of such cure acceptable to Buyer, then Buyer shall have the right to terminate this Agreement by written notice to Seller and the Earnest Deposit shall be returned to Buyer.
7. Buyer’s obligation to purchase the property shall be subject to and contingent upon satisfaction to Buyer, at Buyer’s sole cost and expense and in Buyer’s sole discretion of the following contingencies specified below:
 - a. Buyer determining that it can obtain all governmental approvals necessary or desirable for the construction of the housing units and all related amenities on the Property.
 - b. Buyer determining that the Property is in compliance with the lender and investor environmental requirements.
 - c. Buyer completing due diligence on the site and market review to its satisfaction.
 - d. Buyer obtaining acceptable zoning approvals for the planned number of units and acceptable site plan approval by the appropriate government.
 - e. Buyer determining that development of Property for Buyer’s intended use is economically feasible.
 - f. Buyer determining that the environmental remediation plan and costs associated with environmental reports are acceptable.
 - g. Buyer obtaining a commitment of Project-Based Vouchers from a qualified Public Housing Authority.
 - h. Buyer obtaining written confirmation from the County that the site is in a revitalization zone.

- i. Buyer obtaining a final reservation of Section 42 tax credits from VHDA.
8. If the contingencies in paragraph 7 above are not satisfied or waived by Buyer, then Buyer shall have sole and absolute right to terminate this Purchase Agreement by written notice to Seller. If Buyer does not obtain a final reservation of Section 42 tax credits from the VHDA, Buyer shall terminate this Agreement within ten (10) business days from the date of official notification from VHDA and neither party shall have any further rights, obligations, or liabilities hereunder.
9. It is understood and agreed that during the contract period for the Property, Buyer and its designees shall have the right to enter the Property to conduct environmental tests, soils tests, or any other such investigation as deemed necessary by Buyer all at Buyer's sole discretion and expense. Buyer will indemnify and hold harmless Seller from any claims, damages or causes of action which might occur as a result of Buyer's activities on the Property and Buyer shall restore the Property to the condition existing before said test or investigations were conducted.
10. Notices under this Agreement may be given by fax, mail, overnight mail, or personal delivery. Any notice that is actually received shall be effective regardless of the manner in which it is sent or delivered.
 - a. Notices to Seller shall be sent to:
544 Newtown Road, Suite 128, Virginia Beach, VA 23462 Attn: General Counsel
 - b. Notices to Buyer shall be sent to:
500 S. Front Street, 10th Floor, Columbus, Ohio 43215.
11. This Agreement shall be assignable by Buyer to an affiliate of Buyer without prior notice to or consent of Seller.
12. Seller shall not, without the prior written approval of Purchaser, (a) make or permit to be made any material changes or alterations to any part of the Property; (b) enter into any agreement affecting any part of the Property that would continue past Closing, except as approved by Buyer; (c) permit any liens, mortgages, deeds of trust, or other encumbrances not currently of record to be placed against, or to affect any part of the Property or title to the Property.
13. At Closing, Seller shall pay the cost of deed preparation. Seller agrees to provide Buyer a General Warranty Deed with no encumbrances upon the real property described herein. Buyer shall pay the cost of an owner's title insurance policy in the full amount of the Purchase Price. At Closing, the real estate taxes will be prorated. Seller shall be responsible to pay all real estate grantor taxes. Seller and Buyer agree that the Closing or the purchase of the property and the title insurance for the transaction will be furnished through a title agency of Buyers choice. Buyer shall pay all other costs and taxes of recording the deed and any other costs customarily paid by a buyer in Richmond, Virginia.

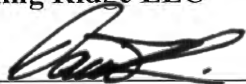
14. At Closing, Seller, to the extent it has the legal right to do so, shall grant to Buyer any easements needed for access and/or utility service to the Property. Buyer shall pay all third-party costs of surveying, document preparation, legal description preparation, recording fees, etc. in connection with the creation and recordation of any such easements that are necessary. Any necessary easements will be placed in locations determined by Buyer's engineer subject to Seller's consent, with such consent not to be unreasonably withheld or delayed.
15. Any commission owed to Premier Realty as a result of this transaction shall be paid for by the Seller. Seller agrees to pay such commissions to Premier Realty and agrees to hold Buyer harmless and to defend Buyer against such claims for such commission. Buyer shall indemnify, defend, and hold harmless Seller from any claims for commissions from any agent or broker other than Premier Realty that claims to have dealt with Buyer.
16. The duration of this offer is open for acceptance until January 3, 2020 by 5:00 P.M.

[END OF DOCUMENT -SIGNATURE PAGE FOLLOWS]

Signature Page

Seller:

Rolling Ridge LLC

By:  _____

Its: President of Boyd Corp., Manager

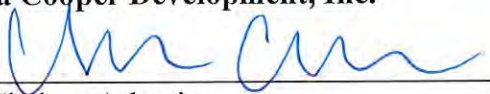
Rolling Ridge LLC

By: _____

Its: _____

Buyer:

Woda Cooper Development, Inc.

By:  _____
Chelsea Arlantico

Its: Vice President of Development and Corporate Counsel

Exhibit A



Parcels and Addresses Comprising the Property

Parcels: 797660474400000, 797660437100000, 797661430300000, 797660449700000, 797660468800000, 797660478300000, 797660487800000, 797661410800000

Addresses: 11501 Jefferson Davis Highway; 11430, 11404, 11410, 11420, 11424, 11428 Elokomin Avenue; 2501 Rio Vista Street, Chester, Chesterfield County, Virginia 23831

Exhibit B





11430 ELOKOMIN AVE

Parcel ID: 797660437100000

Real Estate Account: 285360001

Tax Account: 124102

Overview

2020 Assessment	Last Sale (10/30/2002)
\$144,800.00	\$111,000.00*
	* Number of lots: 3
Property Info	Owner
Parcel ID: 797660437100000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: COMMERCIAL	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	COMMERCIAL
Subdivision: NORMANDALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDALE TER L9,10&17-44BK13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$144,800.00	\$0.00	\$144,800.00
Adjusted	\$144,800.00	\$0.00	\$144,800.00

2019 Tax Rate Per \$100: \$0.95

Annual Tax: \$1,375.60

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2019	01/01/2019	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2018	01/01/2018	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2017	01/01/2017	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2016	01/01/2016	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2015	01/01/2015	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2014	01/01/2014	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2013	01/01/2013	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2012	01/01/2012	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2011	01/01/2011	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2010	01/01/2010	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2009	01/01/2009	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2008	01/01/2008	\$144,800.00	\$0.00	\$0.00	\$144,800.00
2007	01/01/2007	\$86,900.00	\$0.00	\$0.00	\$86,900.00
2006	01/01/2006	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2005	01/01/2005	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2004	01/01/2004	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2003	01/01/2003	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2002	01/01/2002	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2001	01/01/2001	\$65,400.00	\$0.00	\$0.00	\$65,400.00
2000	01/01/2000	\$65,400.00	\$0.00	\$0.00	\$65,400.00
1999	01/01/1999	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1998	01/01/1998	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1997	01/01/1997	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1996	01/01/1996	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1995	01/01/1995	\$18,200.00	\$0.00	\$0.00	\$18,200.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1993	01/01/1993	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1992	01/01/1992	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1991	01/01/1991	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1990	01/01/1990	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1989	01/01/1989	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1988	01/01/1988	\$18,200.00	\$0.00	\$0.00	\$18,200.00
1987	01/01/1987	\$29,400.00	\$0.00	\$0.00	\$29,400.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



2501 RIO VISTA ST

Parcel ID: 797661410800000
Real Estate Account: 285360001
Tax Account: 124139

Overview

2020 Assessment	Last Sale (01/24/2002)
\$27,000.00	\$85,000.00*
	* Number of lots: 2
Property Info	Owner
Parcel ID: 797661410800000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: COMMERCIAL	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	COMMERCIAL
Subdivision: NORMANDALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDALE TERR L1 TH 4 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$27,000.00	\$0.00	\$27,000.00
Adjusted	\$27,000.00	\$0.00	\$27,000.00

2019 Tax Rate Per \$100: \$0.95
Annual Tax: \$256.50

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2019	01/01/2019	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2018	01/01/2018	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2017	01/01/2017	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2016	01/01/2016	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2015	01/01/2015	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2014	01/01/2014	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2013	01/01/2013	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2012	01/01/2012	\$27,000.00	\$0.00	\$0.00	\$27,000.00
2011	05/03/2011	\$27,900.00	\$0.00	\$0.00	\$27,900.00
2011	01/01/2011	\$27,900.00	\$0.00	\$85,700.00	\$113,600.00
2010	01/01/2010	\$27,900.00	\$0.00	\$89,700.00	\$117,600.00
2009	01/01/2009	\$27,900.00	\$0.00	\$94,200.00	\$122,100.00
2008	01/01/2008	\$27,900.00	\$0.00	\$97,400.00	\$125,300.00
2007	01/01/2007	\$22,500.00	\$0.00	\$80,700.00	\$103,200.00
2006	01/01/2006	\$20,700.00	\$0.00	\$69,500.00	\$90,200.00
2005	01/01/2005	\$18,000.00	\$0.00	\$66,500.00	\$84,500.00
2004	01/01/2004	\$15,500.00	\$0.00	\$53,500.00	\$69,000.00
2003	01/01/2003	\$14,000.00	\$0.00	\$52,200.00	\$66,200.00
2002	01/01/2002	\$14,000.00	\$0.00	\$52,200.00	\$66,200.00
2001	01/01/2001	\$14,000.00	\$0.00	\$48,000.00	\$62,000.00
2000	01/01/2000	\$16,000.00	\$0.00	\$48,000.00	\$64,000.00
1999	01/01/1999	\$15,000.00	\$0.00	\$48,000.00	\$63,000.00
1998	01/01/1998	\$14,500.00	\$0.00	\$44,400.00	\$58,900.00
1997	01/01/1997	\$14,500.00	\$0.00	\$44,400.00	\$58,900.00
1996	01/01/1996	\$14,500.00	\$0.00	\$44,400.00	\$58,900.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1995	01/01/1995	\$10,000.00	\$0.00	\$39,800.00	\$49,800.00
1994	01/01/1994	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1993	01/01/1993	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1992	01/01/1992	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1991	01/01/1991	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1990	01/01/1990	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1989	01/01/1989	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1988	01/01/1988	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00
1987	01/01/1987	\$10,000.00	\$0.00	\$32,400.00	\$42,400.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11404 ELOKOMIN AVE

Parcel ID: 797661430300000

Real Estate Account: 285360001

Tax Account: 124140

Overview

2020 Assessment	Last Sale (01/24/2002)
\$2,000.00	\$85,000.00*
	* Number of lots: 2
Property Info	Owner
Parcel ID: 797661430300000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: COMMERCIAL	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	COMMERCIAL
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDEALE TERR L5 & 6 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$2,000.00	\$0.00	\$2,000.00
Adjusted	\$2,000.00	\$0.00	\$2,000.00

2019 Tax Rate Per \$100: \$0.95

Annual Tax: \$19.00

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2019	01/01/2019	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2018	01/01/2018	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2017	01/01/2017	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2016	01/01/2016	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2015	01/01/2015	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2014	01/01/2014	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2013	01/01/2013	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2012	01/01/2012	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2011	01/01/2011	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2010	01/01/2010	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2009	01/01/2009	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2008	01/01/2008	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2007	01/01/2007	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2006	01/01/2006	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2005	01/01/2005	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2004	01/01/2004	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2003	01/01/2003	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2002	01/01/2002	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2001	01/01/2001	\$2,000.00	\$0.00	\$0.00	\$2,000.00
2000	01/01/2000	\$2,000.00	\$0.00	\$0.00	\$2,000.00
1999	01/01/1999	\$2,000.00	\$0.00	\$0.00	\$2,000.00
1998	01/01/1998	\$1,800.00	\$0.00	\$0.00	\$1,800.00
1997	01/01/1997	\$1,800.00	\$0.00	\$0.00	\$1,800.00
1996	01/01/1996	\$1,800.00	\$0.00	\$0.00	\$1,800.00
1995	01/01/1995	\$1,800.00	\$0.00	\$0.00	\$1,800.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$1,800.00	\$0.00	\$0.00	\$1,800.00
1993	01/01/1993	\$1,800.00	\$0.00	\$0.00	\$1,800.00
1992	01/01/1992	\$1,700.00	\$0.00	\$0.00	\$1,700.00
1991	01/01/1991	\$1,700.00	\$0.00	\$0.00	\$1,700.00
1990	01/01/1990	\$1,700.00	\$0.00	\$0.00	\$1,700.00
1989	01/01/1989	\$1,700.00	\$0.00	\$0.00	\$1,700.00
1988	01/01/1988	\$1,700.00	\$0.00	\$0.00	\$1,700.00
1987	01/01/1987	\$1,700.00	\$0.00	\$0.00	\$1,700.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11410 ELOKOMIN AVE

Parcel ID: 797660449700000

Real Estate Account: 285360001

Tax Account: 124103

Overview

2020 Assessment	Last Sale (10/30/2002)
\$500.00	\$111,000.00*
	* Number of lots: 3
Property Info	Owner
Parcel ID: 797660449700000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: SINGLE-FAM.RES.(URBAN)	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	SINGLE-FAM.RES.(URBAN)
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDEALE TERR L7 & 8 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$500.00	\$0.00	\$500.00
Adjusted	\$500.00	\$0.00	\$500.00

2019 Tax Rate Per \$100: \$0.95

Annual Tax: \$4.76

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$500.00	\$0.00	\$0.00	\$500.00
2019	01/01/2019	\$500.00	\$0.00	\$0.00	\$500.00
2018	01/01/2018	\$500.00	\$0.00	\$0.00	\$500.00
2017	01/01/2017	\$500.00	\$0.00	\$0.00	\$500.00
2016	01/01/2016	\$500.00	\$0.00	\$0.00	\$500.00
2015	01/01/2015	\$500.00	\$0.00	\$0.00	\$500.00
2014	01/01/2014	\$500.00	\$0.00	\$0.00	\$500.00
2013	01/01/2013	\$500.00	\$0.00	\$0.00	\$500.00
2012	01/01/2012	\$500.00	\$0.00	\$0.00	\$500.00
2011	01/01/2011	\$500.00	\$0.00	\$0.00	\$500.00
2010	01/01/2010	\$500.00	\$0.00	\$0.00	\$500.00
2009	01/01/2009	\$500.00	\$0.00	\$0.00	\$500.00
2008	01/01/2008	\$500.00	\$0.00	\$0.00	\$500.00
2007	01/01/2007	\$500.00	\$0.00	\$0.00	\$500.00
2006	01/01/2006	\$500.00	\$0.00	\$0.00	\$500.00
2005	01/01/2005	\$500.00	\$0.00	\$0.00	\$500.00
2004	01/01/2004	\$500.00	\$0.00	\$0.00	\$500.00
2003	01/01/2003	\$500.00	\$0.00	\$0.00	\$500.00
2002	01/01/2002	\$500.00	\$0.00	\$0.00	\$500.00
2001	01/01/2001	\$500.00	\$0.00	\$0.00	\$500.00
2000	01/01/2000	\$500.00	\$0.00	\$0.00	\$500.00
1999	01/01/1999	\$500.00	\$0.00	\$0.00	\$500.00
1998	01/01/1998	\$500.00	\$0.00	\$0.00	\$500.00
1997	01/01/1997	\$500.00	\$0.00	\$0.00	\$500.00
1996	01/01/1996	\$500.00	\$0.00	\$0.00	\$500.00
1995	01/01/1995	\$500.00	\$0.00	\$0.00	\$500.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$500.00	\$0.00	\$0.00	\$500.00
1993	01/01/1993	\$500.00	\$0.00	\$0.00	\$500.00
1992	01/01/1992	\$500.00	\$0.00	\$0.00	\$500.00
1991	01/01/1991	\$500.00	\$0.00	\$0.00	\$500.00
1990	01/01/1990	\$500.00	\$0.00	\$0.00	\$500.00
1989	01/01/1989	\$500.00	\$0.00	\$0.00	\$500.00
1988	01/01/1988	\$500.00	\$0.00	\$0.00	\$500.00
1987	01/01/1987	\$500.00	\$0.00	\$0.00	\$500.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11420 ELOKOMIN AVE

Parcel ID: 797660468800000

Real Estate Account: 285360001

Tax Account: 124106

Overview

2020 Assessment	Last Sale (05/24/2005)
\$500.00	\$8,000.00
Property Info	Owner
Parcel ID: 797660468800000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: SINGLE-FAM.RES.(URBAN)	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	SINGLE-FAM.RES.(URBAN)
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDEALE TERR L11 & 12 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$500.00	\$0.00	\$500.00
Adjusted	\$500.00	\$0.00	\$500.00

2019 Tax Rate Per \$100: \$0.95

Annual Tax: \$4.76

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$500.00	\$0.00	\$0.00	\$500.00
2019	01/01/2019	\$500.00	\$0.00	\$0.00	\$500.00
2018	01/01/2018	\$500.00	\$0.00	\$0.00	\$500.00
2017	01/01/2017	\$500.00	\$0.00	\$0.00	\$500.00
2016	01/01/2016	\$500.00	\$0.00	\$0.00	\$500.00
2015	01/01/2015	\$500.00	\$0.00	\$0.00	\$500.00
2014	01/01/2014	\$500.00	\$0.00	\$0.00	\$500.00
2013	01/01/2013	\$500.00	\$0.00	\$0.00	\$500.00
2012	01/01/2012	\$500.00	\$0.00	\$0.00	\$500.00
2011	01/01/2011	\$500.00	\$0.00	\$0.00	\$500.00
2010	01/01/2010	\$500.00	\$0.00	\$0.00	\$500.00
2009	01/01/2009	\$500.00	\$0.00	\$0.00	\$500.00
2008	01/01/2008	\$500.00	\$0.00	\$0.00	\$500.00
2007	01/01/2007	\$500.00	\$0.00	\$0.00	\$500.00
2006	01/01/2006	\$500.00	\$0.00	\$0.00	\$500.00
2005	01/01/2005	\$500.00	\$0.00	\$0.00	\$500.00
2004	01/01/2004	\$500.00	\$0.00	\$0.00	\$500.00
2003	01/01/2003	\$500.00	\$0.00	\$0.00	\$500.00
2002	01/01/2002	\$500.00	\$0.00	\$0.00	\$500.00
2001	01/01/2001	\$500.00	\$0.00	\$0.00	\$500.00
2000	01/01/2000	\$500.00	\$0.00	\$0.00	\$500.00
1999	01/01/1999	\$500.00	\$0.00	\$0.00	\$500.00
1998	01/01/1998	\$500.00	\$0.00	\$0.00	\$500.00
1997	01/01/1997	\$500.00	\$0.00	\$0.00	\$500.00
1996	01/01/1996	\$500.00	\$0.00	\$0.00	\$500.00
1995	01/01/1995	\$500.00	\$0.00	\$0.00	\$500.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$500.00	\$0.00	\$0.00	\$500.00
1993	01/01/1993	\$500.00	\$0.00	\$0.00	\$500.00
1992	01/01/1992	\$500.00	\$0.00	\$0.00	\$500.00
1991	01/01/1991	\$500.00	\$0.00	\$0.00	\$500.00
1990	01/01/1990	\$500.00	\$0.00	\$0.00	\$500.00
1989	01/01/1989	\$500.00	\$0.00	\$0.00	\$500.00
1988	01/01/1988	\$500.00	\$0.00	\$0.00	\$500.00
1987	01/01/1987	\$500.00	\$0.00	\$0.00	\$500.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11424 ELOKOMIN AVE

Parcel ID: 797660478300000

Real Estate Account: 285360001

Tax Account: 124108

Overview

2020 Assessment	Last Sale (03/05/2003)
\$500.00	\$500.00
Property Info	Owner
Parcel ID: 797660478300000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: SINGLE-FAM.RES.(URBAN)	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	SINGLE-FAM.RES.(URBAN)
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: 0.17 acre(s)	
Legal Description	
NORMANDEALE TERR L13 & 14 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$500.00	\$0.00	\$500.00
Adjusted	\$500.00	\$0.00	\$500.00

2019 Tax Rate Per \$100: \$0.95
Annual Tax: \$4.76

DISCLAIMER



Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$500.00	\$0.00	\$0.00	\$500.00
2019	01/01/2019	\$500.00	\$0.00	\$0.00	\$500.00
2018	01/01/2018	\$500.00	\$0.00	\$0.00	\$500.00
2017	01/01/2017	\$500.00	\$0.00	\$0.00	\$500.00
2016	01/01/2016	\$500.00	\$0.00	\$0.00	\$500.00
2015	01/01/2015	\$500.00	\$0.00	\$0.00	\$500.00
2014	01/01/2014	\$500.00	\$0.00	\$0.00	\$500.00
2013	01/01/2013	\$500.00	\$0.00	\$0.00	\$500.00
2012	01/01/2012	\$500.00	\$0.00	\$0.00	\$500.00
2011	01/01/2011	\$500.00	\$0.00	\$0.00	\$500.00
2010	01/01/2010	\$500.00	\$0.00	\$0.00	\$500.00
2009	01/01/2009	\$500.00	\$0.00	\$0.00	\$500.00
2008	01/01/2008	\$500.00	\$0.00	\$0.00	\$500.00
2007	01/01/2007	\$500.00	\$0.00	\$0.00	\$500.00
2006	01/01/2006	\$500.00	\$0.00	\$0.00	\$500.00
2005	01/01/2005	\$500.00	\$0.00	\$0.00	\$500.00
2004	01/01/2004	\$500.00	\$0.00	\$0.00	\$500.00
2003	01/01/2003	\$500.00	\$0.00	\$0.00	\$500.00
2002	01/01/2002	\$500.00	\$0.00	\$0.00	\$500.00
2001	01/01/2001	\$500.00	\$0.00	\$0.00	\$500.00
2000	01/01/2000	\$500.00	\$0.00	\$0.00	\$500.00
1999	01/01/1999	\$500.00	\$0.00	\$0.00	\$500.00
1998	01/01/1998	\$500.00	\$0.00	\$0.00	\$500.00
1997	01/01/1997	\$500.00	\$0.00	\$0.00	\$500.00
1996	01/01/1996	\$500.00	\$0.00	\$0.00	\$500.00
1995	01/01/1995	\$500.00	\$0.00	\$0.00	\$500.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$500.00	\$0.00	\$0.00	\$500.00
1993	01/01/1993	\$500.00	\$0.00	\$0.00	\$500.00
1992	01/01/1992	\$500.00	\$0.00	\$0.00	\$500.00
1991	01/01/1991	\$500.00	\$0.00	\$0.00	\$500.00
1990	01/01/1990	\$500.00	\$0.00	\$0.00	\$500.00
1989	01/01/1989	\$500.00	\$0.00	\$0.00	\$500.00
1988	01/01/1988	\$500.00	\$0.00	\$0.00	\$500.00
1987	01/01/1987	\$500.00	\$0.00	\$0.00	\$500.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11428 ELOKOMIN AVE

Parcel ID: 797660487800000
Real Estate Account: 285360001
Tax Account: 124109

Overview

2020 Assessment	Last Sale (02/20/2007)
\$500.00	\$25,000.00
Property Info	Owner
Parcel ID: 797660487800000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: SINGLE-FAM.RES.(URBAN)	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	SINGLE-FAM.RES.(URBAN)
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMANDEALE TERR L15 & 16 BK 13	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$500.00	\$0.00	\$500.00
Adjusted	\$500.00	\$0.00	\$500.00

2019 Tax Rate Per \$100: \$0.95
Annual Tax: \$4.76

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$500.00	\$0.00	\$0.00	\$500.00
2019	01/01/2019	\$500.00	\$0.00	\$0.00	\$500.00
2018	01/01/2018	\$500.00	\$0.00	\$0.00	\$500.00
2017	01/01/2017	\$500.00	\$0.00	\$0.00	\$500.00
2016	01/01/2016	\$500.00	\$0.00	\$0.00	\$500.00
2015	01/01/2015	\$500.00	\$0.00	\$0.00	\$500.00
2014	01/01/2014	\$500.00	\$0.00	\$0.00	\$500.00
2013	01/01/2013	\$500.00	\$0.00	\$0.00	\$500.00
2012	01/01/2012	\$500.00	\$0.00	\$0.00	\$500.00
2011	01/01/2011	\$500.00	\$0.00	\$0.00	\$500.00
2010	01/01/2010	\$500.00	\$0.00	\$0.00	\$500.00
2009	01/01/2009	\$500.00	\$0.00	\$0.00	\$500.00
2008	01/01/2008	\$500.00	\$0.00	\$0.00	\$500.00
2007	01/01/2007	\$500.00	\$0.00	\$0.00	\$500.00
2006	01/01/2006	\$500.00	\$0.00	\$0.00	\$500.00
2005	01/01/2005	\$500.00	\$0.00	\$0.00	\$500.00
2004	01/01/2004	\$500.00	\$0.00	\$0.00	\$500.00
2003	01/01/2003	\$500.00	\$0.00	\$0.00	\$500.00
2002	01/01/2002	\$500.00	\$0.00	\$0.00	\$500.00
2001	01/01/2001	\$500.00	\$0.00	\$0.00	\$500.00
2000	01/01/2000	\$500.00	\$0.00	\$0.00	\$500.00
1999	01/01/1999	\$500.00	\$0.00	\$0.00	\$500.00
1998	01/01/1998	\$500.00	\$0.00	\$0.00	\$500.00
1997	01/01/1997	\$500.00	\$0.00	\$0.00	\$500.00
1996	01/01/1996	\$500.00	\$0.00	\$0.00	\$500.00
1995	01/01/1995	\$500.00	\$0.00	\$0.00	\$500.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$500.00	\$0.00	\$0.00	\$500.00
1993	01/01/1993	\$500.00	\$0.00	\$0.00	\$500.00
1992	01/01/1992	\$500.00	\$0.00	\$0.00	\$500.00
1991	01/01/1991	\$500.00	\$0.00	\$0.00	\$500.00
1990	01/01/1990	\$500.00	\$0.00	\$0.00	\$500.00
1989	01/01/1989	\$500.00	\$0.00	\$0.00	\$500.00
1988	01/01/1988	\$500.00	\$0.00	\$0.00	\$500.00
1987	01/01/1987	\$500.00	\$0.00	\$0.00	\$500.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.



11501 JEFFERSON DAVIS HWY

Parcel ID: 797660474400000

Real Estate Account: 285360001

Tax Account: 124107

Overview

2020 Assessment	Last Sale (10/30/2002)
\$114,900.00	\$111,000.00*
	* Number of lots: 3
Property Info	Owner
Parcel ID: 797660474400000	ROLLING RIDGE LLC
Real Estate Account: 285360001	544 NEWTOWN RD
Property Class: COMMERCIAL	VIRGINIA BEACH, VA 23462
Magisterial District: BERMUDA	COMMERCIAL
Subdivision: NORMANDEALE TERRACE	
Deeded Acreage: N/A	
Legal Description	
NORMND TERR L1PT2&3&31TH36BK12	

2019 Assessment

	Taxable Land Value	Building value	Total Value
Original	\$114,900.00	\$0.00	\$114,900.00
Adjusted	\$114,900.00	\$0.00	\$114,900.00

2019 Tax Rate Per \$100: \$0.95

Annual Tax: \$1,091.56

DISCLAIMER

Please note that the real estate tax bill information located on this website is not the official real estate tax accounts receivable records of Chesterfield County. The official real estate tax accounts receivable records are located in the Treasurer's Office and may include additional collection fees. While the Treasurer's Office has attempted to ensure that the accounts receivable data contained herein is accurate, Chesterfield County makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. This service is not intended as a title search and the tax bills presented through this service may NOT represent all taxes due on a parcel as tax I.D. splits/changes are not reflected. Please contact the Treasurer's Office at (804) 748-1201 during normal business hours to obtain the total amount due on the parcel including any additional collection fees.

MAKE CHECKS PAYABLE AND MAIL TO:
TREASURER, CHESTERFIELD COUNTY

Assessments

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
2020	01/01/2020	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2019	01/01/2019	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2018	01/01/2018	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2017	01/01/2017	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2016	01/01/2016	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2015	01/01/2015	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2014	01/01/2014	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2013	01/01/2013	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2012	01/01/2012	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2011	01/01/2011	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2010	01/01/2010	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2009	01/01/2009	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2008	01/01/2008	\$114,900.00	\$0.00	\$0.00	\$114,900.00
2007	01/01/2007	\$91,900.00	\$0.00	\$0.00	\$91,900.00
2006	01/01/2006	\$91,900.00	\$0.00	\$0.00	\$91,900.00
2005	01/01/2005	\$91,900.00	\$0.00	\$0.00	\$91,900.00
2004	01/01/2004	\$91,900.00	\$0.00	\$0.00	\$91,900.00
2003	01/01/2003	\$91,900.00	\$0.00	\$0.00	\$91,900.00
2002	01/01/2002	\$76,600.00	\$0.00	\$0.00	\$76,600.00
2001	01/01/2001	\$76,600.00	\$0.00	\$0.00	\$76,600.00
2000	01/01/2000	\$76,600.00	\$0.00	\$0.00	\$76,600.00
1999	01/01/1999	\$58,100.00	\$0.00	\$0.00	\$58,100.00
1998	01/01/1998	\$58,100.00	\$0.00	\$0.00	\$58,100.00
1997	01/01/1997	\$58,100.00	\$0.00	\$0.00	\$58,100.00
1996	01/01/1996	\$58,100.00	\$0.00	\$0.00	\$58,100.00
1995	01/01/1995	\$58,100.00	\$0.00	\$0.00	\$58,100.00

Assessment Year	Effective Date	Land Value	Land Use Value	Building(s)	Total Assessment
1994	01/01/1994	\$59,600.00	\$0.00	\$0.00	\$59,600.00
1993	01/01/1993	\$59,600.00	\$0.00	\$0.00	\$59,600.00
1992	01/01/1992	\$59,600.00	\$0.00	\$0.00	\$59,600.00
1991	01/01/1991	\$59,600.00	\$0.00	\$0.00	\$59,600.00
1990	01/01/1990	\$53,200.00	\$0.00	\$0.00	\$53,200.00
1989	01/01/1989	\$53,200.00	\$0.00	\$0.00	\$53,200.00
1988	01/01/1988	\$53,200.00	\$0.00	\$0.00	\$53,200.00
1987	01/01/1987	\$44,100.00	\$0.00	\$0.00	\$44,100.00

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the Internet is specifically authorized by the Code of Virginia 58.1-3122.2 (as amended).

Please note that these assessment records are not the official assessment records of Chesterfield County. Official records are located in the Office of the Real Estate Assessor. While the Office of the Real Estate Assessor has attempted to ensure that the assessment data contained herein is accurate and reflects the property's characteristics, Chesterfield County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Also, the subdivision plat information available on this website is not the official subdivision plat. The official subdivision plats are located in the Clerk of Circuit Courts office. Chesterfield County does not assume any liability associated with the use or misuse of this real estate assessment data or subdivision plat information.

F

Third-Party RESNET
Rater Certification
(MANDATORY)



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.

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.

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

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

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

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**

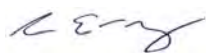
Signed: 

Date: 11.23.2020

Printed Name: Matt Waring

RESNET Rater

Resnet Provider Agency
Viridian

Signature 

Provider Contact and Phone/Email Sean Evensen-Shanley (804) 225-9843 Sean.Evensen-Shanley@viridian.org

Home Energy Rating Certificate

Projected Report

Rating Date: 2020-11-23

Registry ID:

Ekotrope ID: mvo8lxK2

HERS® Index Score:

69

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

\$551

*Relative to an average U.S. home

Home:

11501 Jefferson Davis Hwy
Chester, VA 23831

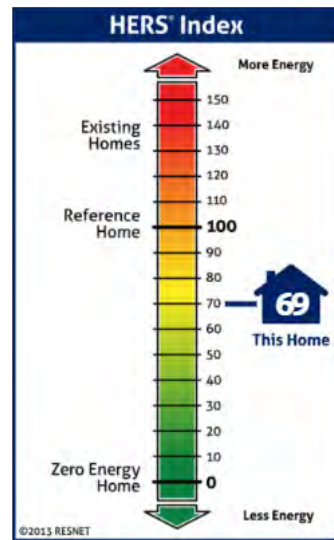
Builder:

Woda Construction, Inc.

Your Home's Estimated Energy Use:

	Use [MBtu]
Heating	6.1
Cooling	2.4
Hot Water	5.4
Lights/Appliances	15.4
Service Charges	
Generation (e.g. Solar)	0.0
Total:	29.3

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 BR Top Floor Corner
Community:	Lambert Landing
Conditioned Floor Area:	927 ft ²
Number of Bedrooms:	2
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:	5 ACH50
Ventilation:	70 CFM • 250 Watts
Duct Leakage to Outside:	5 CFM25 / 100 ft ²
Above Grade Walls:	R-19
Ceiling:	Vaulted Roof, R-21
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A

Rating Completed by:

Energy Rater: Matt Waring

RESNET ID: 6729287

Rating Company: Viridiant

1431 W. Main Street, Richmond, VA 23220

Rating Provider: Viridiant

1431 W. Main Street, Richmond, VA 23220



Matt Waring, Certified Energy Rater

Date: 11/23/20 at 3:21 PM



Ekotrope RATER - Version:3.2.3.2567
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

G

Zoning Certification Letter
(MANDATORY)

Zoning Certification

DATE: October 27, 2020

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

RE: ZONING CERTIFICATION

Name of Development: Lambert Landing II

Name of Owner/Applicant: Lambert Landing II Limited Partnership

Name of Seller/Current Owner: Rolling Ridge LLC

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:
11501 Jefferson Davis Highway
Chester, VA 23831

Legal Description:
Please see attached.

Proposed Improvements:

<input checked="" type="checkbox"/> New Construction:	<u>48</u> # Units	<u>1</u> # Buildings	<u>58,976.07</u> Approx. Total Floor Area Sq. Ft.
<input type="checkbox"/> Adaptive Reuse:	<u> </u> # Units	<u> </u> # Buildings	<u> </u> Approx. Total Floor Area Sq. Ft.
<input type="checkbox"/> Rehabilitation:	<u> </u> # Units	<u> </u> # Buildings	<u> </u> Approx. Total Floor Area Sq. Ft.

Zoning Certification, cont'd

Current Zoning: c-3 allowing a density of _____
a minimum of 15 units per acre, and the following other applicable conditions: _____

Other Descriptive Information:

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.



Christopher Stubbs
Signature

Christopher Stubbs
Printed Name

Civil Engineer
Title of Local Official or Civil Engineer

757 484 9670
Phone:

11/3/2020
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.

Legal Description

As to Parcel One:

All those certain lots, piece or parcels of land, lying and being in in the Bermuda District of Chesterfield County, Virginia, and designated as Lots 2 through 6 and a portion of Lot 1, Block 13, Normandale Terrace, all as more particularly shown on plat of survey made by Gene Watson & Associates, P.C., dated January 15, 2002, entitled "Plat Showing Improvements on Lots 2 through 6 and a Portion of Lot 1 Block 13 Normandale Terrace located in the Bermuda District of Chesterfield County, Virginia", a copy of which is attached hereto, made a part hereof and to which plat reference is hereby made for a more particular description of the property herein conveyed.

Being a part of the same property conveyed to Melvin J. Butler by Deed from Horace L. Butler, et als, dated March 28, 1996, and recorded April 9, 1996, in the Clerk's Office, Circuit Court of Chesterfield County, Virginia, in Deed Book 2846, page 22.

Parcel IDs: 797661410800000, 797661430300000

As to Parcel Two:

Parcel I

All those certain lots, pieces or parcels of land, with the improvements hethereon and apurtenances thereto belonging, lying and being in Bermuda District, Chesterfield County, Virginia, designated within the tax maps as Tax Map No. 797-66-04-37-100-000, and within the land records as containing 2.216 acres, more or less, described as Lots 9, 10, and 17 through 44, Block 13, Normandale Terrace, as currently configured.

Parcel II

All those certain lots, pieces or parcels of land, with the improvements thereon and appurtenances thereto belonging, lying and being in Bermuda District, Chesterfield County, Virginia, designated within the tax maps as Tax Map No. 797-66-04-74-400-000, and within the land records as containing .879 acre, more or less, described as Lots 1, Part of 2 and 3, and 31 through 36, Block 12 Normandale Terrace, as currently configured.

Parcel III

All those certain lots, pieces or parcels of land, with the improvements thereon and appurtenances thereto belonging, lying and being in Bermuda District, Chesttrfield County, Virginia, desingated within the tax maps as Tax Map No. 797-66-04-49-700-000, and within the land records as containing .194 acre, more or lesss, described as Lots 7 and 8 , Block 13, Normandale Terrace, as currently configured.

TOGETHER WITH the Grantor's right, title and interest as of the date of this Deed in and to the residue of all other real property of the Grantor, if any, as located in Normandale Terrace, Chesterfiled, County, Virginia, not otherwise specifically described herein.

Being part of the same real estate conveyed to Harold T. Goyne and Lottie C. Goyne, his wife, as tenants by the entirety with the right of survivorship by deed from Southland Realty Corporation, a Virginia corporation, dated August 27, 1949 and recorded October 18, 1949 in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Deed Book 359, page 326. The said Lottie C. Goyne died on March 13,

1959, therevov vesting ttle in her husband, Harold T. Goyne. The said Harold T. Goyne, Sr., died testate on August 7 1968 and under the terms of his Will, duly probated in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, and recorded in Will Book 79, page 257, devised the subject property unto Harold T. Goyne, Jr. and Adele G. Maxwell, his Executors and Trustees, with power and authority to sell any and all of his real estate. Thereafter, the said Harold T. Goyne, Jr. died on May 28, 1989, leaving Adele G. Maxwell as the sole acting Executor and Trustee of the Estate of Harold T. Goyne, Sr.

Parcel IDs: 797660437100000, 797660474400000, 797660449700000

Parcel Three:

All those certain lots or parcels of land, situated in the County of Chesterfield, State of Virginia, known as Lots 13 and 14, in Block 13, of the plan of Normandale Terrace, a plat of which is recorded in the Circuit Court of Chesterfield County, in plat Book 7, page 114, said lots fronting together fifty (50) feet on Merrimac Avenue and running back between parallel lines 130 feet according to the aforesaid map.

Being the same real estate conveyed to Joseph M. Lanzarone and Helen G. Lanzarone, his wife, as tenants by the entirety with the right of survivorship as at common law, by deed from Southland Realty Corporation, dated May 17, 1943, recorded September 10, 1944, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Deed Book 285, page 88. The said Helen G. Lanzarone died interstate _____, thereby vesting fee simple title into Joseph M. Lanzarone, also known as Joseph M. Lanzarone, Sr. The said Joseph M. Lanzarone, Sr. died December 20, 1988, and by his Will dated March 25, 1981, probated July 14, 1989, in will Book 16, page 698, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, devised title to his son, Richard Garland Lanzarone.

Parcel ID: 797660478300000

Parcel Four:

All those certain lots or parcels of land, situated in the County of Chesterfield, Virginia, State of Virginia, known as lots Nos. 11 and 12, in Block 13, in the plan of NORMANDALE TERRACE, a plat of which is recorded in the Clerk's Office of the Circuit Court of Chesterfield County in Plat Book 7, page 114; said lots fronting together fifty (50) feet on Merrimac Avenue and running back between parallel lines 130 feet, according to the aforesaid map.

It being the same property conveyed to Jean Teresa Kennan, by deed from James Carlton Frank, dated June 3, 1996 and filed for record in Deed Book 1900, page 1623.

It being the same property conveyed to Jean Teresa Kennan, by deed from Myra Frank Hudson formerly Myra Frank Long, dated June 3, 1996 and filed for record in Deed Book 1900, page 1625.

It being the same property conveyed to Jean Teresa Kennan, by deed from Bruce Allen Frank, dated June 3, 1996 and filed for record in Deed Book 1900, page 1627.

Parcel ID: 797660468800000

Parcel Five:

All those two certain lots or parcels of land, situated in the County of Chesterfield, State of Virginia, known as Lots Nos 15 and 16, in Block 13, in the plan of NORMANDALE TERRACE, a plat of which is recorded in the Clerk's Office of the Circuit Court of Chesterfield County in Plat Book 7, page 114; said

lots fronting together fifty (50) feet on Merrimac Avenue, and running back between parallel lines 130 feet, according to aforesaid map.

It being the same property conveyed to Donald O. Lipford and Betty T. Lipford, husband and wife, by deed from Mary R. Lipford and Clyde O. Lipford, her husband, dated May 9, 1973, and filed for record May 15, 1973, in Deed Book 1080, page 503.

Parcel ID: 797660487800000

H

Attorney's Opinion
(MANDATORY)

December 18, 2020

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

RE: 2020 Tax Credit Reservation Request

Name of Development: Lambert Landing II
Name of Owner: Lambert Landing II Limited Partnership

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 December 18, 2020 (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 the 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.

ATTORNEY'S OPINION LETTER, continued

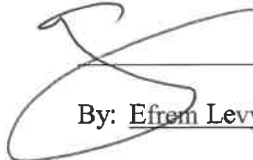
3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.
5. Inapplicable.
6. Inapplicable.
7. Inapplicable.
8. Inapplicable.

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 the placement in service of each building of the Development, 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.

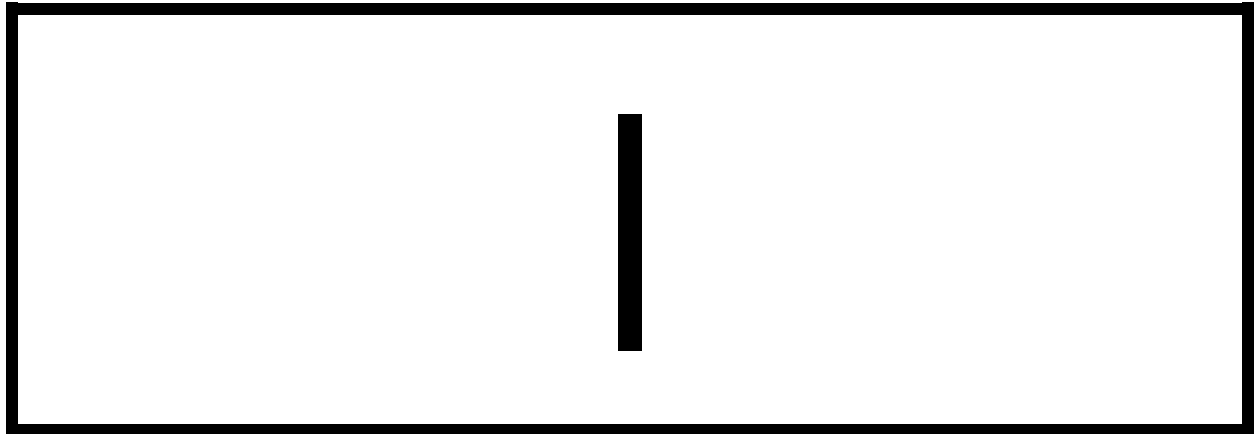
This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Reno & Cavanaugh, PLLC



By: Efram Levy, Esq.

Its: Member



Nonprofit Questionnaire

(MANDATORY for points or pool)

NOT APPLICABLE

J

Relocation Plan

(MANDATORY, if tenants are displaced)

NOT APPLICABLE

K

Documentation of
Development Location

K.1

Revitalization Area
Certification



Tab K.1 Revitalization Area Certification

On February 19, 2020, the Chesterfield County Board of Supervisors adopted a revitalization resolution for the construction of 112 affordable housing units located approximately at 11501 Jefferson Davis Highway, 11404, 11410, 11420, 11424, 11428, 11430 Elokomin Avenue, and 2501 Rio Vista Street. This location, as indicated in Lambert Landing and Lambert Landing II's tax credit application, is where Lambert Landing, a 64-unit development, and Lambert Landing II, a 48-unit development, are being developed. The Board of Supervisors referred to the two developments as Lambert Landing but recognized that the revitalization resolution is applicable to all 112 units included in Lambert Landing and Lambert Landing II.



**CHESTERFIELD COUNTY
BOARD OF SUPERVISORS
AGENDA**

Meeting Date: February 19, 2020

Item Number: 14.B.1.e.

Subject:

Resolution Supporting Construction of Lambert Landing at Jefferson Davis Highway, Elokomin Avenue, and Rio Vista Street Using Proceeds from IRS Section 42 Tax Credits Issued by the Virginia Housing Development Authority (VHDA)

Board Action Requested:

Adoption of Resolution Supporting Construction of Lambert Landing at 11501 Jefferson Davis Highway, 11404, 11410, 11420, 11424, 11428, 11430 Elokomin Avenue, and 2501 Rio Vista Street Using Proceeds from IRS Section 42 Tax Credits Issued by the Virginia Housing Development Authority (“VHDA”).

Summary of Information:

Lambert Landing is a proposed 112-unit apartment complex located near the southeast quadrant of Rt. 288 and Jefferson Davis Highway. The developer for the apartments, Woda Cooper Companies, Inc., will apply for tax credits through the VHDA. To ensure a competitive and winning application for tax credits, the site has to be located in a revitalization area. The way in which to obtain these points, according to VHDA’s Qualified Allocation Plan, is for the Board of Supervisors to pass a resolution supporting the site for the apartments as a revitalization area, defined by Virginia Code Section 36-55.30:2.A.

The benefit of this program to Chesterfield County is to provide high quality affordable housing at locations that need such housing to support economic development. The Jefferson Davis Highway corridor has experienced disproportionate socioeconomic challenges (as documented by the recently adopted Northern Jefferson Davis Corridor Special Area Plan), including: poverty, lower rates of new housing construction, a loss of manufactured homes, and increased cost-burdened households. A market study undertaken by the county indicated a demand for multi-family housing along the corridor; the need for additional workforce housing is necessary to meet the housing demand created by new development in industrial, commercial and service businesses attracted to the county.

The addition of these apartments will make a more sustainable and attractive mixed-use area by adding a mix of households. The high-quality apartments also provide a more stable (i.e., not cost-burdened) and desirable economic mix of residents in the area. For the developer to have the opportunity to compete favorably for this type of financing, the Chesterfield County Board of Supervisors may by resolution make a determination that providing residential housing serving low to moderate income households supports the revitalization and economic development of this portion of the Jefferson Davis Highway corridor.

Staff recommends that the Board adopt the attached resolution.

Attachments:

1. Lambert Landing Resolution
2. Lambert Landing Maps

Preparer: Daniel Cohen, Director

Approved By:



CHESTERFIELD COUNTY: At a regular meeting of the Board of Supervisors, held in the Public Meeting Room at the Chesterfield Administration Building on February 19, 2020 at 6 p.m.

*On motion of Mr. Winslow, seconded by Mr. Holland, the Board adopted the following resolution:

WHEREAS, PURSUANT TO Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Board of Supervisors of the County of Chesterfield, Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area:

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

The above-referenced development is located in a Revitalization Area in the County of Chesterfield, Virginia. The industrial, commercial or other economic development of such area will benefit the 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 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.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.

Adopted by the Board of Supervisors of the County of Chesterfield, Virginia, on the 19th day of February, 2020.

(It is noted a copy of Exhibit A is filed with the papers of this Board.)

Ayes: Haley, Carroll, Ingle, Winslow and Holland.

Nays: None.

Certified By:



Susan M. Wilson
Clerk to the Board of Supervisors

***DRAFT MINUTES TO BE APPROVED AT THE REGULARLY SCHEDULED MEETING ON
MARCH 11, 2020.**

Exhibit A

Address	Parcel Number
11501 Jefferson Davis Highway	797660474400000
11404 Elokomin Avenue	797661430300000
11410 Elokomin Avenue	797660449700000
11420 Elokomin Avenue	797660468800000
11424 Elokomin Avenue	797660478300000
11428 Elokomin Avenue	797660487800000
11430 Elokomin Avenue	797660437100000
2501 Rio Vista Street	797661410800000

K.2

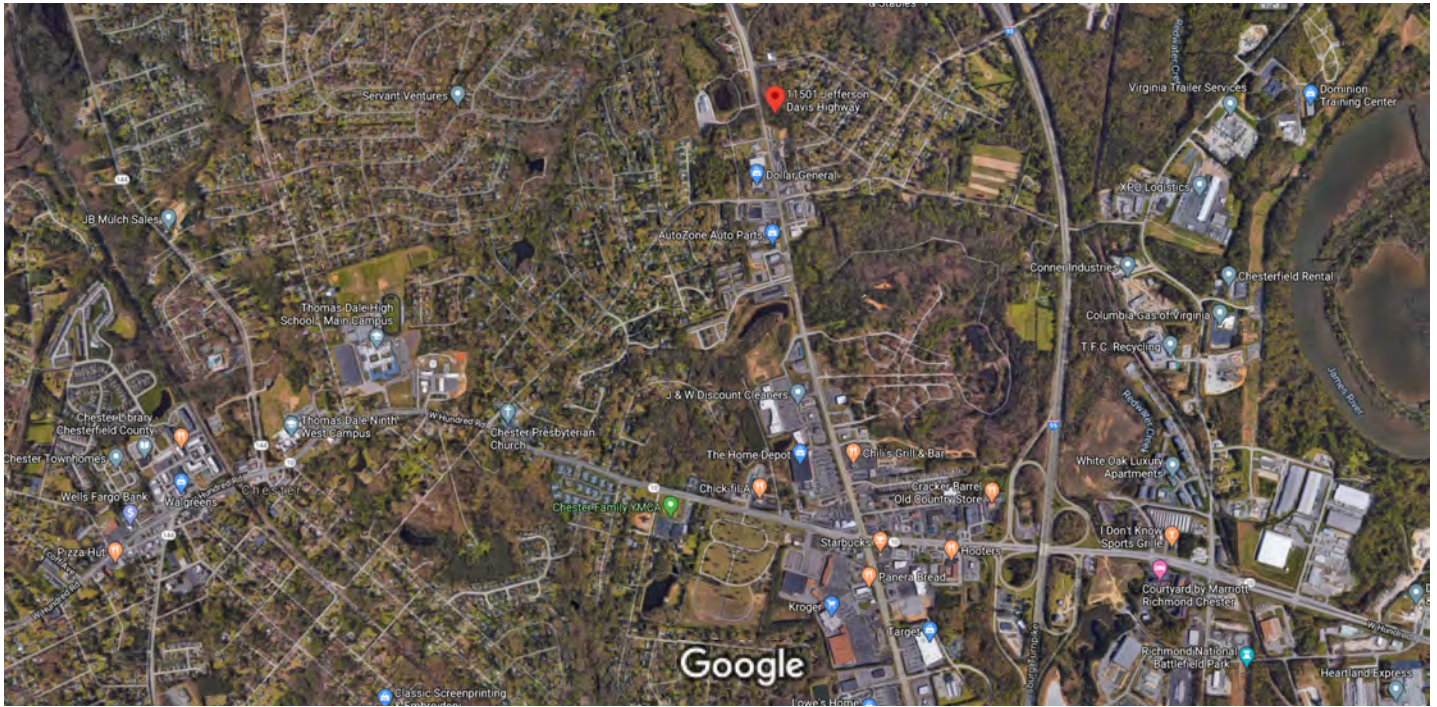
Location Map

LOCATION MAP
Lambert Landing II



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





K.3

Surveyor's Certification of
Proximity to Public
Transportation

Surveyor's Certification of Proximity to Transportation

DATE: October 5, 2020

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

RE: 2020 Tax Credit Reservation Request

Name of Development: Lambert Landing II

Name of Owner: Lambert Landing II Limited Partnership

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.

HOGGARD - EURE ASSOCIATES, P.C.
 Firm Name

By: J. Stephen Ferguson
 J. STEPHEN FERGUSON

Its: DIRECTOR OF SURVEYING
 Title





L

PHA/Section 8 Notification
Letter



PHA or Section 8 Notification Letter

Development Name: Lambert Landing II

Tracking #: 2020-TEB-108

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: 11/20/2020

TO: Richmond Redevelopment & Housing
901 Chamberlayne Pkwy
Richmond, VA 23220

RE: PROPOSED AFFORDABLE HOUSING DEVELOPMENT

Name of Development: Lambert Landing II
Name of Owner: Lambert Landing II Limited Partnership

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 March 22, 2022 (date).

The following is a brief description of the proposed development:

Development Address:
11501 Jefferson Davis Highway
Chester, VA 23831

Proposed Improvements:

<input checked="" type="checkbox"/> New Constr.:	<u>48</u>	# units	<u>1</u>	# Bldgs
<input type="checkbox"/> Adaptive Reuse:	<u> </u>	# units	<u> </u>	# Bldgs
<input type="checkbox"/> Rehabilitation:	<u> </u>	# units	<u> </u>	# Bldgs

Proposed Rents:

<input type="checkbox"/> Efficiencies:	\$ <u> </u>	/ month
<input type="checkbox"/> 1 Bedroom Units:	\$ <u> </u>	/ month
<input checked="" type="checkbox"/> 2 Bedroom Units:	\$ <u>625/825/1,000/1,200</u>	/ month
<input checked="" type="checkbox"/> 3 Bedroom Units:	\$ <u>690/935/1,150/1,375</u>	/ month
<input type="checkbox"/> 4 Bedroom Units:	\$ <u> </u>	/ month

Other Descriptive Information:

All of the units will have air conditioning, dishwasher, refrigerator, stove, mini blinds, ample storage space, and attractive open designs. The development will include a minimum 749 square foot community room featuring spaces that can be used by residents for recreational purposes. There will be ample on-site parking.

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
(614) 516-3200

Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours,



David Cooper, Jr.

Name

Managing Member

Title

To be completed by the Local Housing Authority or Sec 8 Administrator:

Seen and Acknowledged By: _____

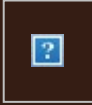
Printed Name: _____

Title: _____

Phone: _____

Date: _____

From: [UPS Quantum View](#)
To: [Mustric, Greg](#)
Subject: UPS Delivery Notification, Tracking Number 1Z97FF810191603666
Date: Tuesday, November 24, 2020 9:15:37 AM



Hello, your package has been delivered.

Delivery Date: Tuesday, 11/24/2020

Delivery Time: 09:11 AM

Left At: FRONT DESK

Signed by: FRONT DESK

WODA COOPER COMPANIES,INC

Tracking Number:	1Z97FF810191603666
Ship To:	RICHMOND REDEVELOPMENT STACEY DANIELS-FAYSON, INTERIM CEO 901 CHAMBERLAYNE PARKWAY RICHMOND, VA 23220 US
Number of Packages:	1
UPS Service:	UPS Next Day Air®
Package Weight:	0.5 LBS
Reference Number:	WODA GROUP
Reference Number:	LAMBERT LANDING II



[Download the UPS mobile app](#)

© 2020 United Parcel Service of America, Inc. UPS, the UPS brandmark, and the color brown are trademarks of United Parcel Service of America, Inc. All rights reserved.

All trademarks, trade names, or service marks that appear in connection with UPS's services are the property of their respective owners.

Please do not reply directly to this email. UPS will not receive any reply message.

[Review the UPS Privacy Notice](#)

[For Questions, Visit Our Help and Support Center](#)



M

Locality CEO Response
Letter



Chesterfield County, Virginia

Joseph P. Casey, Ph.D., County Administrator

9901 Lori Road – P.O. Box 40 – Chesterfield, VA 23832-0040

Phone: (804) 748-1211 – Fax: (804) 717-6297 – Internet: chesterfield.gov

BOARD OF SUPERVISORS

LESLIE A. T. HALEY, CHAIR

Midlothian District

KEVIN P. CARROLL, VICE CHAIR

Matoaca District

JIM A. INGLE

Bermuda District

CHRISTOPHER M. WINSLOW

Clover Hill District

JAMES M. "Jim" HOLLAND

Dale District

November 3, 2020

JD Bondurant

Virginia Housing Development Authority

601 South Belvidere Street

Richmond, VA 23220

VHDA Tracking Number:	2020-TEB-108
Development Name:	Lambert Landing II
Name of Owner/Applicant:	Lambert Landing II Limited Partnership

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 Chesterfield County. Accordingly, Chesterfield County supports the allocation of federal housing tax credits requested by Lambert Landing II Limited Partnership for this development.

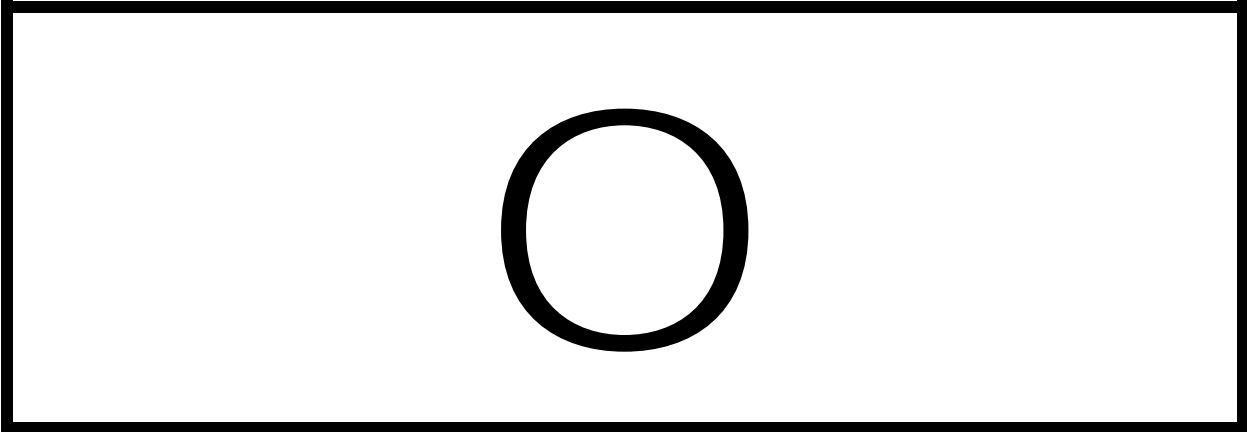
Sincerely,

Joseph P. Casey, Ph.D.
County Administrator

N

Homeownership Plan

NOT APPLICABLE



O

Plan of Development
Certification Letter

NOT APPLICABLE

P

Copies of 8609s to
Certify Developer
Experience and
Partnership agreements

VHDA Experienced LIHTC Developers

Notes:

Updated: 10/20/2020

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.	29 Fitch, Hollis M.	57 Melton, Melvin B.
2 Arista, Roberto	30 Fore, Richard L.	58 Midura, Ronald J.
3 Asarch, Chad	31 Franklin, Wendell C.	59 Mirmelstein, George
4 Ayd, Tom	32 Friedman, Mitchell M.	60 Nelson, IV, John M.
5 Barnhart, Richard K.	33 Gardner, Mark E.	61 Orth, Kevin
6 Baron, Richard	34 Gunderman, Timothy L.	62 Page, David
7 Bennett, Vincent R.	35 Haskins, Robert G.	63 Parent, Brian
8 Burns, Laura P.	36 Heatwole, F. Andrew	64 Park, Richard A.
9 Chapman, Tim	37 Honeycutt, Thomas W.	65 Park, William N.
10 Cohen, Howard Earl	38 Hunt, Michael C.	66 Pasquesi, R.J.
11 Connelly, T. Kevin	39 Iglesias, Adrian	67 Pedigo, Gerald K.
12 Connors, Cathy	40 Jaeger, Jeffrey	68 Poulin, Brian M.
13 Copeland, M. Scott	41 Jester, M. David	69 Queener, Brad
14 Copeland, Robert O.	42 Johnston, Thomas M.	70 Rappin, Steve
15 Copeland, Todd A.	43 Jones Kirkland, Janice	71 Ripley, F. Scott
16 Cordingley, Bruce A.	44 Kirkland, Milton L.	72 Ripley, Ronald C.
17 Counselman, Richard	45 Kittle, Jeffery L.	73 Ross, Stephen M.
18 Crosland, Jr., John	46 Koogler, David M.	74 Salazar, Tony
19 Curtis, Lawrence H.	47 Koogler, David Mark	75 Sari, Lisa A.
20 Daigle, Marc	48 Lancaster, Dale	76 Sinito, Frank T.
21 Dambly, Mark H.	49 Lawson, Phillip O.	77 Stockmaster, Adam J.
22 Deutch, David O.	50 Lawson, Steve	78 Stoffregen, Phillip J.
23 Dischinger, Chris	51 Leon, Miles B.	79 Surber, Jen
24 Douglas, David D.	52 Lewis, David R.	80 Valey, Ernst
25 Edmondson, Jim	53 Levitt, Michael	81 Uram, David
26 Edson, Rick	54 Margolis, Robert B.	82 Wilson, Stephen
27 Ellis, Gary D.	55 McCormack, Kevin	83 Woda, Jeffrey J.
28 Fekas, William L.	56 McNamara, Michael L.	84 Wohl, Michael D.
		85 Wolfson, III, Louis

NON-PROFITS, LHAS & (PUBLICLY TRADED) CORPORATIONS

- 1 AHC, Inc.
- 2 Alexandria RHA
- 3 Arlington Partnership for Affordable Housing (APAH)
- 4 Atlantic Housing Foundation, Inc.
- 5 Better Housing Coalition
- 6 Buckeye Community Hope Foundation
- 7 Community Housing Partners
- 8 Community Housing, Inc.
- 9 ElderHomes (dba Project: Homes)
- 10 Enterprise Homes, Inc
- 11 Fairfax County RHA
- 12 Homes for America, Inc.
- 13 Humanities Foundation, Inc.
- 14 Huntington Housing, Inc.
- 15 LEDIC Realty Company, LLC
- 16 Newport News RHA
- 17 NHT Communities
- 18 Norfolk Redevelopment Housing Authority
- 19 People Incorporated
- 20 Piedmont Housing Alliance
- 21 Preserving US, Inc.
- 22 Portsmouth RHA
- 23 RHA/Housing, Inc.
- 24 Rush Homes
- 25 The Community Builders
- 26 Virginia Supportive Housing
- 27 Virginia United Methodist Housing Development Corporation
- 28 Wesley Housing Development Corporation

Q

Documentation of Rental
Assistance

Board of Commissioners
Veronica G. Blount, Chairman

Neil S. Kessler
Marilyn B. Olds
Elliott M. Harrigan
Samuel S. Young, Jr.
Jonathan Coleman
Robley S. Jones
Robert J. Adams



March 4, 2020

Chief Executive Officer
Damon E. Duncan
901 Chamberlayne Parkway
P.O. Box 26887
Richmond, VA 23261-6887
804-780-4200
Fax 804-780-8712
TTY: Dial 7-1-1
www.rrha.com

David Cooper, Jr.
Lambert Landing II Limited Partnership
C/O Woda Cooper Development, Inc.
500 South Front Street, 10th Floor
Columbus, OH 43215
dcooper@wodagroup.com

Dear Mr. Cooper:

Thank you for responding to Richmond Redevelopment and Housing Authority's Request for Proposal No. RRHA-RFP-2020-01 for Project Based Vouchers (PBVs) issued on **January 10, 2020**. In response to your proposal, I am pleased to inform you that you have been awarded **7** PBVs for **Lambert Landing II** located at **11501 Jefferson Davis Hwy, Chester VA 23821**. The term of the PBVs will be for 15 years subject to the execution of a HAP contract. This commitment is in effect from March 4, 2020 - September 3, 2022 (30 months) subject to your satisfactory compliance with the terms and conditions stipulated in the aforementioned RFP.

In addition, if you indicated in your response to the aforementioned RFP that your project was applying for Low Income Housing Tax Credits (LIHTCs) through VHDA, then this commitment is contingent upon the receiving an allocation of Low Income Housing Tax Credits no later than December 31, 2020.

Again, congratulations on receiving this commitment. We look forward to working with you.

Sincerely,

Arthur J. Walker, CPPO
Director of Procurement and Contract Administration

cc/ file

Lambert Landing II Limited Partnership
Attention: David Cooper, Jr.
500 South Front Street, 10th Floor
Columbus, Ohio 43215

Re: Development Name: Lambert Landing II
Owner/Applicant: Lambert Landing II Limited Partnership

Dear Mr. Cooper:

As authorized by the Code of Virginia §58.1-3219, Chesterfield County established a deferral of real estate taxes incentive program that offers grants for projects that (1) promote the goals and objectives of a designated special area plan, (2) invest at least \$5 million, and (3) do so in one of the targeted zones. Under this program, the development would receive 80% of its incremental real estate taxes back in a grant for the first seven years, and then would decrease to 60%, 40%, and 20%, respectively, for the final three years of the ten-year grant period.

Lambert Landing II Limited Partnership applied for the grant and is located within the geographical boundaries of the grant eligibility area. Based on our review, the development qualifies for incentive program. Lambert Landing II will receive a deferral on a portion of the real estate tax increases based on the incentive program described above and it is our intention to provide the real estate tax abatement. Lambert Landing II will assist in the revitalization, rehabilitation, and redevelopment of the surrounding community. As evidenced by approving the real estate tax abatement, it is our belief that the development will address the community's need for affordable housing; particularly benefiting the local workforce populations of our community and encourage further revitalization and redevelopment in the surrounding area.

Please let me know if I can be of further assistance.

Sincerely,



H. Garrett Hart III, CEcD, HLM
Director, Economic Development Authority of Chesterfield County

R

Documentation of
Operating Budget



Lambert Landing II Tab R – Operating Budget

Operating Expenses for Lambert Landing II were conservatively estimated based on 2019 actual results from one of Woda Management and Real Estate’s Richmond area properties: Liberty Pointe. This project consists of 48 two and three bedroom units designated for family tenancy. Therefore, this was deemed to be a comparable property due to geographic location, tenancy, and building type.

Administrative Expenses and Maintenance estimates for Lambert Landing II are in line with what was seen at Liberty Pointe. Utility costs for Lambert Landing II were budgeted lower than at Liberty since costs there were higher than anticipated last year given that tenants pay for water and sewer. Lambert Landing II will share its site manager and service technician payroll with the larger Lambert Landing, so its administrative and maintenance payroll budgets are lower than that for Liberty. Lambert Landing II’s Real Estate Taxes were based upon Chesterfield County’s rate of \$0.95/\$100 of assessed value. The assessed value was estimated using the income approach. The Management Fee was calculated at 6% of EGI. Lastly, Replacement Reserves were calculated using the minimum standard of \$300 per unit.

Attached are the 2019 operating expenses for Liberty Pointe compared to Lambert Landing II as well as the “Budget” tab of the Lambert Landing II Reservation Application.

Liberty Pointe (1306)

Budget Comparison (with PTD)

Period = Jan 2019-Dec 2019

Book = Accrual

	Liberty Pointe Actual	Liberty Per Unit	Lambert II Budget/Unit
OPERATING EXPENSES			
MAINTENANCE EXPENSES			
Maintenance Supplies	11,719.29	244.15	
Lawn Care & Supplies	5,707.00	118.90	
Snow Removal & Supplies	580.00	12.08	
Elevator Costs	2,103.04	43.81	
Security Monitoring Contracts	1,640.04	34.17	
Contract Maintenance	235.00	4.90	
Repairs Services	0.00	0.00	
Plumbing Repairs Services	402.33	8.38	
Electrical Repairs Services	223.17	4.65	
HVAC Repairs	1,607.39	33.49	
Painting Supplies and Services	1,663.55	34.66	
Carpet Cleaning	0.00	0.00	
Janitorial Contracts	773.80	16.12	
Exterminating Contract	4,645.00	96.77	
Operational Replacements	0.00	0.00	
TOTAL MAINTENANCE EXPENSES	31,299.61	652.08	883.33
MAINTENANCE PAYROLL			
Maintenance Salary	19,738.25	411.21	
Maintenance Bonus	0.00	0.00	
Maintenance Payroll Burden	5,560.61	115.85	
Maintenance Mileage Reimbursement/Travel	1.00	0.02	
Maintenance Training / Seminars	0.00	0.00	
Maintenance Misc Personal Expenses/Incentives	52.94	1.10	
		0	
TOTAL MAINTENANCE PAYROLL	25,352.80	528.18	416.67
UTILITIES			
Electric	2,699.38	56.24	

Liberty Pointe (1306)

Budget Comparison (with PTD)

Period = Jan 2019-Dec 2019

Book = Accrual

	Liberty Pointe Actual	Liberty Per Unit	Lambert II Budget/Unit
Electric - Common Area	9,004.39	187.59	
Water	2,522.79	52.56	
Sewer	9,393.78	195.70	
Trash	20,501.37	427.11	
Occupied Unit - Tenant Reimbursables	1,237.85	25.79	
Occupied Unit - Tenant Reimbursements	-166.52	-3.47	
		0	
TOTAL UTILITIES	45,193.04	941.52	450.00
ADMINISTRATIVE PAYROLL		0	
Manager Salary	19,724.90	410.94	
Manager Bonus	0.00	0.00	
Manager Payroll Burden	5,531.66	115.24	
Mileage Reimbursement/Travel	264.36	5.51	
Management Training/Seminars	0.00	0.00	
Manager Misc Personal Expenses/Incentives	0.00	0.00	
TOTAL ADMINISTRATIVE PAYROLL	25,520.92	531.69	400.00
MANAGEMENT FEES			
Management Fees	22,619.75	471.24	
TOTAL MANAGEMENT FEES	22,619.75	471.24	722.38
ADMINISTRATIVE EXPENSES			
Advertising / Marketing / Resident Retention	870.42	18.13	
State Agency Monitoring Fees	1,680.00	35.00	
Audit & Tax Return Fee	5,202.00	108.38	
Bank Charges	267.62	5.58	
Computer Services/Fees	3,612.21	75.25	
Credit/Criminal Reports/Resident Screening	1,177.38	24.53	
Legal/Evictions	2,232.48	46.51	
Office Supplies	2,770.83	57.73	

Liberty Pointe (1306)

Budget Comparison (with PTD)

Period = Jan 2019-Dec 2019

Book = Accrual

	Liberty Pointe Actual	Liberty Per Unit	Lambert II Budget/Unit
Postage	128.95	2.69	
Telephone	3,091.86	64.41	
Internet/Cable	3,761.41	78.36	
TOTAL ADMINISTRATIVE EXPENSES	24,795.16	516.57	500.02
INSURANCE, TAXES AND LICENSES			
Property Insurance	9,432.00	196.50	375.00
Property Taxes	31,468.74	655.60	750.00
Emergency Services Fee	135.00	2.81	
Licenses & Fees	1,774.66	36.97	18.00
TOTAL INSURANCE, TAXES AND LICENSES	42,810.40	891.88	1,143.00
TOTAL OPERATING EXPENSES	217,591.68	4,533.16	4,515.40

2020 Low-Income Housing Tax Credit Application For Reservation

M. OPERATING EXPENSES

			Use Whole Numbers Only!
Administrative:			
1. Advertising/Marketing			\$1,440
2. Office Salaries			\$0
3. Office Supplies			\$7,200
4. Office/Model Apartment	(type _____)		\$0
5. Management Fee			\$34,674
<u>5.87%</u> of EGI	<u>\$722.38</u>	Per Unit	
6. Manager Salaries			\$16,000
7. Staff Unit (s)	(type _____)		\$0
8. Legal			\$3,880
9. Auditing			\$5,000
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$4,800
12. Tax Credit Monitoring Fee			\$1,680
13. Miscellaneous Administrative			\$1
Total Administrative			\$74,675
Utilities			
14. Fuel Oil			\$0
15. Electricity			\$15,200
16. Water			\$2,525
17. Gas			\$0
18. Sewer			\$3,875
Total Utility			\$21,600
Operating:			
19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$2,100
21. Janitor/Cleaning Contract			\$3,800
22. Exterminating			\$2,200
23. Trash Removal			\$6,400
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$1,975
27. Grounds Contract			\$2,925
28. Maintenance/Repairs Payroll			\$16,800
29. Repairs/Material			\$8,000
30. Repairs Contract			\$4,725
31. Elevator Maintenance/Contract			\$5,000
32. Heating/Cooling Repairs & Maintenance			\$3,200
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$800
35. Decorating/Payroll/Contract			\$0
36. Decorating Supplies			\$1,275
37. Miscellaneous			\$0
Totals Operating & Maintenance			\$59,200

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes	\$36,000
39. Payroll Taxes	\$5,400
40. Miscellaneous Taxes/Licenses/Permits	\$864
41. Property & Liability Insurance	\$18,000
42. Fidelity Bond	\$0
43. Workman's Compensation	\$250
44. Health Insurance & Employee Benefits	\$750
45. Other Insurance	\$0
Total Taxes & Insurance	\$61,264

Total Operating Expense	\$216,739
--------------------------------	------------------

Total Operating Expenses Per Unit	\$4,515	C. Total Operating Expenses as % of EGI	36.67%
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const. Elderly Minimum)	\$14,400
---	-----------------

Total Expenses	\$231,139
-----------------------	------------------

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



Lambert Landing II
November 24, 2020

Utility Allowance Explanation

Lambert Landing II has 2 different utility allowances for each bedroom type: one for the Project-Based Voucher (PBV) units and another for the non-PBV units. The utility allowances for the PBV units were determined using the allowance schedule from agency issuing the vouchers: Richmond Redevelopment and Housing Authority. The utility allowances for the non-PBV units were determined using a third-party analysis conducted by Viridiant. Both of these documents are attached with this tab.

The “Utilities” tab of the excel reservation application only allows for one utility allowance to be listed by bedroom count. The non-PBV utility allowances were listed there since those comprise the majority of the units for each bedroom count. The PBV units are the 7 40% AMI Units (6 2BR and 1 3BR). The remaining units do not have vouchers.

**Allowances for
Tenant-Furnished Utilities
and Other Services**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Utility Allowance Schedule:

HCVP APARTMENTS_ 5 Units and Over

Utility or Service	Monthly Dollar Allowances									
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR
AIR CONDITIONING	7	8	11	15	18	22	0	0	0	0
COOKING BOTTLE GAS	9	11	16	21	26	31	0	0	0	0
COOKING ELECTRIC	5	5	8	10	12	15	0	0	0	0
COOKING NATURAL GAS	3	4	6	7	9	11	0	0	0	0
Electric Fee	7	7	7	7	7	7	0	0	0	0
Electric Resistance	14	16	21	24	27	31	0	0	0	0
HEATING NATURAL GAS	20	24	27	30	33	36	0	0	0	0
HEATING OIL	45	53	60	67	75	82	0	0	0	0
OTHER ELECTRIC	17	20	28	36	44	52	0	0	0	0
OTHER NATURAL GAS MONTHLY FEE	16	16	16	16	16	16	0	0	0	0
RANGE AND MICROWAVE	17	17	17	17	17	17	0	0	0	0
REFRIGERATOR	19	19	19	19	19	19	0	0	0	0
SEWER	34	36	50	71	93	114	0	0	0	0
TRASH COLLECTION	19	19	19	19	19	19	0	0	0	0
WATER	24	26	37	56	75	93	0	0	0	0
WATER HEATING BOTTLED GAS	21	25	37	48	59	70	0	0	0	0
WATER HEATING ELECTRIC	11	13	17	20	24	27	0	0	0	0
WATER HEATING NATURAL GAS	7	9	13	17	20	24	0	0	0	0
WATER HEATING OIL_OTHER	16	18	27	35	43	51	0	0	0	0



November 13, 2020

Gregory Mustric
 Woda Cooper Development, Inc.
 500 South Front Street 10th Floor
 Columbus, OH 43215
 gmustric@wodagroup.com

RE: Preliminary Utility Allowance for Lambert Landing II

Dear Mr. Mustric,

Please see the following Preliminary Utility Allowance (UA) for Lambert Landing II located in Chesterfield County, Virginia. Projections were generated with the applicable rates, fees, and taxes of following providers:

Electricity:	Dominion Energy	Gas:	N/A
Water:	Chesterfield County	Trash:	N/A
Sewer:	Chesterfield County		

The utility rates used to produce this UA are no older than the rates in place 60 days prior to the date of this letter. Below is a table depicting the highest monthly UA by each bedroom type. Should you have any questions do not hesitate to contact me.

EARTH CRAFT PRELIMINARY UA*			ALLOWANCES BY BEDROOM SIZE				
Utilities	Utility Type	Paid by	Studio	1-bdr	2-bdr	3-bdr	4-bdr
Heating	Electric	Tenant	N/A	N/A	\$ 16	\$ 19	N/A
Air Conditioning	Electric	Tenant	N/A	N/A	\$ 8	\$ 9	N/A
Cooking	Electric	Tenant	N/A	N/A	\$ 7	\$ 8	N/A
Lighting	Electric	Tenant	N/A	N/A	\$ 26	\$ 31	N/A
Hot Water	Electric	Tenant	N/A	N/A	\$ 15	\$ 18	N/A
Water	-	Tenant	N/A	N/A	\$ 17	\$ 20	N/A
Sewer	-	Tenant	N/A	N/A	\$ 24	\$ 27	N/A
Trash	-	Owner	N/A	N/A	\$ -	\$ -	N/A
Total UA for costs paid by tenant			N/A	N/A	\$ 112	\$ 131	N/A

**Allowances only for Lambert Landing II as an EnergyStar project. The water and sewer projections were produced using water fixtures with flow rates of 1.28 gpf toilets, 2.0 gpm showerheads, 2.2 gpm kitchen faucets, and 1.5 gpm lavatory faucets. Due to rounding, the amounts for the UA components may not add up to the Total UA amount.*

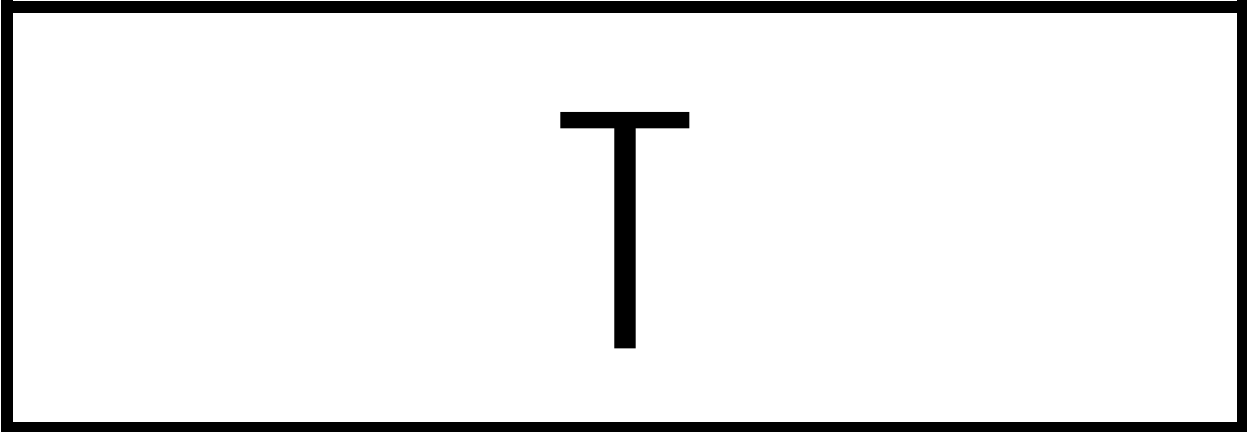
Sincerely,

Rob McRaney
 Business Relations Manager

S

Supportive Housing
Certification

NOT APPLICABLE



T

Funding Documentation

November 11, 2020

Mr. Jeffrey Woda
Woda Cooper Development, Inc.
500 S. Front Street, 10th Floor
Columbus, Ohio 43215

RE: Lambert Landing II – Chester, Virginia – Debt Financing Commitment

Dear Mr. Woda:

Marble Cliff Capital, LLC (“MCC”) is pleased to present Woda Cooper Development, Inc. (“the Developer”) with the following financing commitment for Lambert Landing II – a proposed 48-unit LIHTC project in Chester, Virginia. The terms and conditions of this commitment are subject to the Project securing a 4% Low Income Housing Tax Credit (“LIHTC”) reservation from the Virginia Housing Development Authority (“VHDA”).

A. Project Overview

1. **Location:** Lambert Landing II (“the Project”) will be a 48-unit family project located in Chester, Virginia. The Project will conform with all applicable requirements of Section 42 of the Internal Revenue Code.
2. **Minimum Set Aside:** The Project intends to comply with IRC §42(g)(1)(C) – The Average Income Test. As such, the Project will designate the imputed income limitation for each unit (20, 30, 40, 50, 60, 70, or 80 percent of Area Median Gross Income) so long as the average of the designated imputed income limitations does not exceed 60 percent of AMGI. MCC hereby approves the use of The Average Income Test as the minimum set aside for the Project.

B. Project Parameters

1. **Borrower:** Lambert Landing II Limited Partnership
2. **Construction Loan Amount:** \$8,300,000
3. **Permanent Loan(s) Amount(s):** 1st Permanent Mortgage - \$5,900,000
4. **Interest Rates:** 4.25% for Construction Loan; 3.85% for 1st Permanent Mortgage
5. **Term:** 24 months for Construction Loan; 15 years for 1st Permanent Mortgage
6. **Amortization:** Interest-only for Construction Loan; 35 years for 1st Permanent Mortgage

7. **Financing Fee:** 0.75% for Construction Loan (est. \$62,250); 1.00% total for 1st Permanent Mortgages (est. \$59,000)
8. **Annual Debt Service:** \$307,152
9. **Prepayment Penalty:** The greater of yield maintenance or 1.00%.
10. **Collateral:** First lien mortgage position on the Project parcel(s) (legal description to be provided by Borrower) and all improvements including the proposed 48-unit multifamily project (Lambert Landing II). Full assignment of tax credits will be given during construction.
11. **Environmental Report(s):** Phase One Environment Site Assessment and Phase Two Environmental Site Assessment (if needed).
12. **Borrower Financial Reports:** Borrower will provide MCC with quarterly and calendar year-to-date financial statements, including Balance Sheet and Income Statement within 45 days of each calendar quarter and 90 days of each fiscal year-end. Audited financial statements are to be received within 220 days of fiscal year-end. Upon project completion, Borrower will provide MCC with quarterly and calendar year-to-date operating statements and rent rolls for the Project within 45 days of each calendar quarter-end and 60 days for each calendar year-end.
13. **Mortgage Title Insurance:** Prior to closing, MCC requires receipt of a commitment for mortgage title insurance in an amount equal to the loan amount, issued by a MCC-approved title insurance company, listing no liens other than those which are to be paid off prior to or at closing. There are to be no exceptions other than routine utility easements and restrictions, and the current year's taxes not yet due. MCC shall be named as the insured mortgagee.
14. **Survey:** Prior to closing, MCC requires receipt of a minimum ALTA survey of the Project, in form and content acceptable to MCC, showing all easements, encroachments or any other item which may affect the MCC's lien position. The survey must be satisfactory to delete the survey exception in the mortgage title insurance commitment.
15. **Flood Insurance:** If any improvements (existing and/or proposed) on the Project are or will be located in an area identified by the U.S. Department of Housing and Urban Development ("HUD") as an area having "special flood hazards", flood insurance must be purchased and maintained in the amount of the 1st Permanent Loan.
16. **Insurance:** At or before closing, the Borrower and/or Woda Construction, Inc. ("General Contractor") will provide evidence of (1) general liability insurance coverage, (2) builders risk insurance covering the greater of (a) the Construction Loan amount or (b) the replacement costs of the improvements. MCC will be named as mortgagee and loss payee on the Builder's Risk Insurance Policy.

17. **Other Encumbrances:** No other encumbrances will be placed on the collateral without the prior written approval of MCC.

The Developer has submitted both a construction and permanent loan underwriting application on behalf of the Borrower. MCC is currently evaluating these underwriting applications as of the date of this financing proposal.

MCC has reviewed the application to be submitted by the Borrower to VHDA in support of the 4% LIHTC reservation for the Project to which this Financing Commitment relates. MCC acknowledges that the Project will be subject to the average income set aside, all extended use restriction elections made by the Partnership, the minimum underwriting criteria set forth in the VHDA 2019-2020 Qualified Allocation Plan, and any other special use restriction elections made by the Partnership which give rise to additional points in the VHDA 2019-2020 Qualified Allocation Plan.

If any questions or concerns arise regarding the contents of this Financing Commitment, please do not hesitate to contact me.

Sincerely,



Brian Graney
Vice President, Acquisitions
Marble Cliff Capital, LLC
PO Box 12398
Marble Cliff, OH 43212
(440) 364-2158
bgraney@marblecliffcapital.com



Department of Community Enhancement Chesterfield County, Virginia

9800 Government Center Pkwy – P.O. Box 40 – Chesterfield, VA 23832
Phone (804) 717-6001 – chesterfield.gov/enhancement

Daniel Cohen
Director

December 15, 2020

*Re: Revitalization Area Status/Cash Proffer Policy: Lambert Landing II Apartments 11501
Jefferson Davis Highway, 11404-11430 Elokomin Avenue, and 2501 Rio Vista Street*

Dear Mr. Greenshtein:

Under the County's current cash proffer policy, the County will waive the right to accept road cash proffers from a developer if the County determines, based upon certain criteria that, the proposed development is found to be located in an area in need of revitalization. The County has determined that the subject property located at 11501 Jefferson Davis Highway, 11404-11430 Elokomin Avenue, and 2501 Rio Vista Street is located within such a revitalization area. Based on the County formula for calculating road cash proffers, the estimated value of the waived proffers is \$451,200.

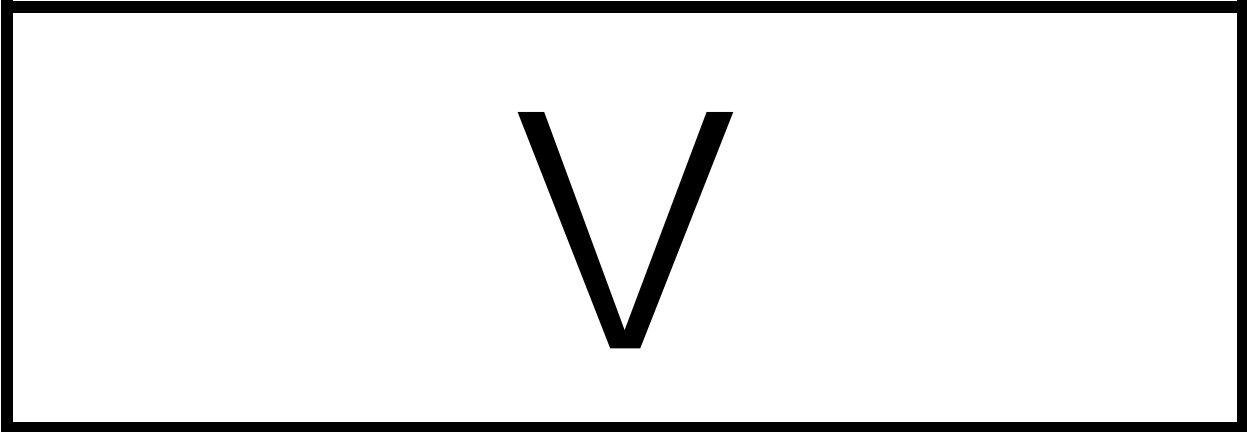
Sincerely,

Daniel Cohen
Director of Community Enhancement

U

Documentation to
Request Exception to
Restriction-Pools with
Little/No Increase in Rent
Burdened Population

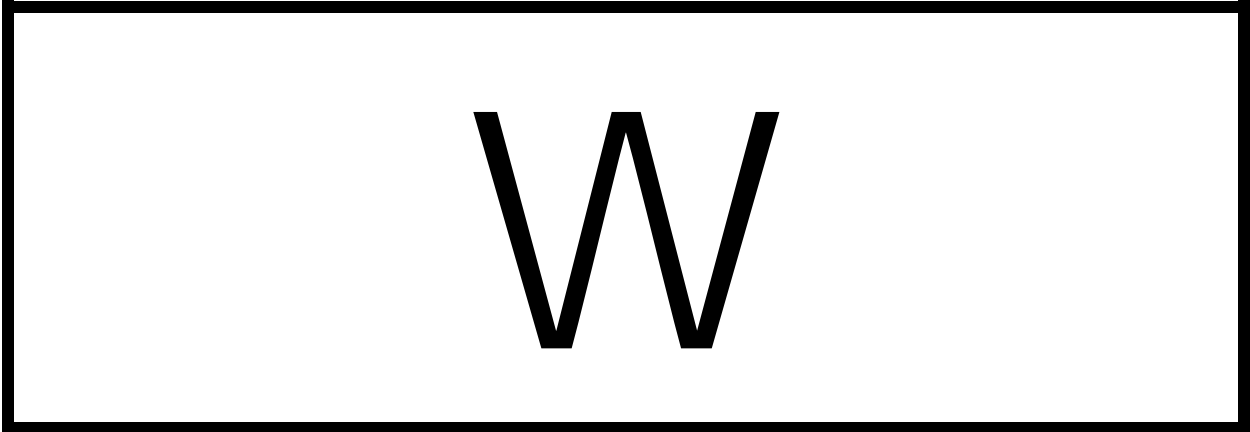
NOT APPLICABLE



V

Nonprofit or LHA Purchase
Option or Right of First
Refusal

NOT APPLICABLE



(Reserved)



WODA COOPER COMPANIES

500 South Front St
10th Floor
Columbus, Ohio 43215
Office: 614.396.3200
www.wodagroup.com

November 2, 2020

JD Bondurant
Director of LIHTC Programs
Virginia Housing Development Authority
601 S. Belvidere Street
Richmond, VA 23220

Re: Internet Service

Dear Mr. Bondurant:

Please be advised that Lambert Landing II will provide free community room Wi-Fi restricted to development residents per the QAP and Tax Credit Manual for 4 points. There will be a rotating password and only accessible to residents.

The internet service provided will be 10 Mbps download and 3 Mbps upload.

Please see the following attached documents that will also be provided to residents:

- Draft Resident Acknowledgement Form
- Internet Security Plan
- Resident Internet Education Information

In addition, the development team will include the resident education and form in all resident files.

Sincerely,

WODA COOPER DEVELOPMENT, INC.

Jeffrey I. Woda
President



Resident Acknowledgement Form

RESIDENT INTERNET SERVICE - Acknowledgement of Responsibilities

By signing below, I acknowledge that I have been provided a copy and have thoroughly reviewed the Internet Security Plan and Resident Internet Education Information and understand the general rules of operation prior to use. I understand my responsibility as a user of the Internet and I agree to abide by the following Rules of Operation at all times.

Rules of Operation

- Computer usage for the purpose of illegal activity is absolutely NOT permitted and will be reported to authorities.
- Do not access pornographic or illicit sites via the internet.
- No smoking in the community room or business center.
- No profanity will be tolerated on-line or in-person.
- No rough-housing in the community room or business center.
- Surf at your own risk.

If there is any question regarding my or my child’s behavior while using the community internet (including but not limited to, rough-housing, misuse of equipment, etc.), I or my child may be suspended from using the Internet service.

Furthermore, I acknowledge that free individual Wi-Fi internet service will be provided. I agree to use good judgement when using the free Wi-Fi internet service. I agree to avoid downloading questionable applications, and I agree to report any questionable applications links and emails. I have read the Rules of Operation above and I will abide by them.

By: _____

Name (Print): _____

Date: _____

LAMBERT LANDING II

INTERNET SECURITY PLAN

The internet service in the community room will have a rotating password that is only accessible to residents. The network router will be located in a secure area to which tenants will not have access. The router will have a secure firewall to prevent data breaches.

At move-in, we will provide Tenants with the attached security and safety information and guidelines and will ask Tenants to sign an Acknowledgement of Responsibilities statement to ensure that they are educated in the internet safety and security guidelines.

Resident Internet Education Information



Internet Safety

Playing it safe while playing online



Hi there kids! I am Charlie Cardinal and this is Speedy the Crime Fighting Hamster. We are here to introduce you to the basics of Internet Safety and some of the villains you need to watch out for. There are some bad characters out there, so you have to protect yourself. Your parents won't always be there to watch out for you, so stay sharp, learn all you can, and stay safe!



Privacy & Personal Information



Privacy is being able to keep things secret or hidden from others.

Personal Information is information about you or your family such as your address, a social security number, your parent's bank account, or how much money they have.

Criminals love to get people's personal information because they can pretend to be you, or use your money to buy things.

They can also make money off of your information by selling it to others. Companies or other criminals will use your info to send you junk mail or spam emails.

Criminals learning your address can be very bad. They may break in and steal from you. Protect your safety and your belongings, by keeping your information a secret.

These bad people may even use your personal information to trick someone else in your circle of friends and family. People sometimes tell criminals things that they shouldn't if they think that they are communicating with someone they know.



Think before you click



Do you know who sent that email?



Passwords

One of the most important things you need to learn is how to create strong passwords. A password is a code you type in to let the computer know it is really you.

Having an easy to guess password could allow someone to snoop around in your private information.

The way to make your password strong is to never use your name or your birthday. Use something hard to guess, but easy for you to remember. Make your password at least 8 characters long, and mixing numbers, symbols, and upper and lower case letters makes the password strong just like Speedy. Avoid using the same password over and over. That way if they do figure out your password, they only gain access to one account. And never leave your passwords written down where someone can find it.



A great tool online that creates kid friendly passwords is the website, www.dinopass.com

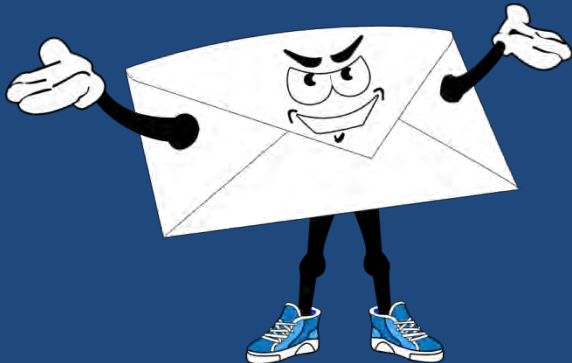
Spam



Spam is basically email that you receive from different companies or strangers that you did not sign up for. Most times it isn't from real companies and usually the sender is up to no good.

Spam emails can sometimes be a phishing scam. Phishing emails are emails that look like it is from some trusted source. A place like your bank, the IRS where taxes are collected, or some other business you shop with often. They make their email look like it is the real thing with logos, and they put links in the email baiting you to click them. Once you click the link, you could be launching a program that can damage your computer in some way or collect your personal information.

Spam emails can also use winning a sweepstakes or some other type prize to trick you into trusting the email source. After they hook you in, they inform you that to collect your prize, you must give them your credit card number.



How do you know it is spam?

Spam emails typically have a bunch of spelling and grammar errors or a mention of someone you don't know in the subject line. Don't Open It! Delete those emails right away.



Malware



Malware is a program written with the intent to harm your computer in some way.

Programs such as this, may be waiting for you to do something(a trigger), so that it can run. This could be the clicking of the link or opening an email attachment.

When searching for free downloads online, be very careful. There are a lot of sites out there trying to trick you. They will pay to make their site get returned at the top of the list of search results. Then when you access the page, they use blinking buttons to trick you to click. The result of clicking usually ends up being your computer loaded up with malware.

Once your machine is infected, it can change browser settings, create unusual popup ads on your computer and then pass the malware on to someone else.



Spyware is a program that gets onto your computer through a download or a virus and it gathers information about you and sends this back to its creator.

Some of the types of information spyware might send back to home base is email addresses of you or your contacts, passwords, account numbers, and credit card numbers.

Some spyware out there records how you use your computer and what you search for online.

Adware

Adware is software that you are allowed to use by the author because of the advertisements that pop up occasionally during the game. Many of these type games you will find in the form of apps on your phone or devices.

Through the addition of advertisements, the developer gains some income that may supplement a discount to the user, sometimes making the software free.

Often after using the product with the ads, a consumer will purchase the software to get rid of the ads.

<http://www.pctools.com/security-news/what-is-adware-and-spyware/>



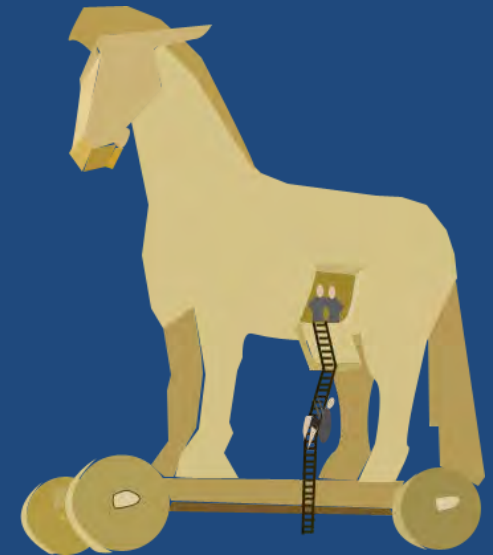
Trojan Horse

The name for the Trojan Horse virus was derived from tale of the Trojan Horse constructed by the Greeks to gain access to the city of Troy. The wooden horse was left at the gates as an offering to Athena. The horse was then wheeled into the city and out came Greek fighters hiding inside. <http://www.britannica.com/topic/Trojan-horse>

A Trojan horse virus is a form of malware that is dressed up as something interesting or software from a source we are familiar with. The purpose is to trick the person into installing it. This allows the creator of the Trojan to do damage to data or software on your computer. They also will set up a 'back door' or access point that allows them to access your system.

Trojan viruses don't spread by infecting other files and they cannot duplicate themselves.

<http://www.webopedia.com/DidYouKnow/Internet/virus.asp>



Worms

Worms are malware that can duplicate itself and spread to other computers. Worms always do something bad, even if it is just slowing things down.

Worms will frequently set up the ability for computers to be taken over by the worm's author by creating backdoors on the host computer. These computers are then called a "zombie computer". "Zombie computers" can be used to send out spam or as a shield to hide the web address of people who want to do bad things.

<http://www.webopedia.com/TERM/Z/zombie.html>





Virus

A virus is a small program that is created to spread from one computer to the next and to mess up the way your computer works.

Many times viruses hop from computer to computer via email attachments or messages. They can also hide in funny pictures(memes), e-cards, or other desirable file attachments. It can also be sent through an instant message.

A virus can corrupt your data, or worse, delete it. It can also email copies of itself to your friends.

Keeping your anti-virus software up to date is key to protecting against the latest viruses and other security threats.

<https://www.microsoft.com/security/pc-security/virus-whatis.aspx>

Social Media



Privacy settings on social media accounts are set up as public when you first get one. Unless you want everyone to be able to look at all of your photos and other private stuff, you must go into your account settings and change this.

Something to remember is whatever you post and say on your page can be shared by your friends. Think about what you post online, BEFORE you do it. What you post, could be seen by anyone at any time depending on your settings and the friends you keep. Because we can take pictures of our screens, there is really no setting that can protect you. Think twice about what you are sharing with others, so there are no regrets later.

Make sure you know the people that you accept friend requests from. Sometimes people try to friend you to hack your Facebook account or access your contacts. Once you are hacked they will send out strange messages or friend requests to your contacts. Protect your friends and yourself by being cautious with friends and creating strong passwords for your social media accounts.

Geotagging



Geotagging is the bit of data that your electronic device packages with your picture that has information about where the picture was taken. This is something that can be turned on and off in your device and typically comes turned on until you change the setting.

When your photo is geotagged, this gives people information about your location. Letting outsiders know where you are, can allow them to plan to steal your belongings or vandalize your home.

Consider if you post a photo every Wednesday in your outfit ready to walk to ball practice and geotagging is turned on. This shows you have a routine and gives a rough area you will be in. A predator could come and take you away.

Another issue with allowing the geotagging to occur is you don't have control of your own privacy. Everyone does not need to know where you are all of the time, keep this information private.

<http://www.nytimes.com/2010/08/13/technology/personaltech>



Be Careful of What You Say!



Defamation: Defamation is the blanket word used for all types of untrue statements made about others. [Definition of Defamation on Law.com](#)

Slander: When someone orally tells one or more people an untruth about someone, which will harm the reputation of the person it is about. It is not slander if the untruth is in writing of some sort or if it is broadcast through television or radio.

[Definition of Slander on Law.com](#)

Libel: This is where someone publishes to print(including pictures), written word, online posts, blogs, articles, or broadcast through radio, television, or film, an untruth about another which will do harm to the person's reputation. [Definition of Libel on Law.com](#)



Be Careful of What You Say!



Much of the things people post online may get ignored, and you may get lucky and avoid legal action. But, when someone gets angry and files a lawsuit it can cause a major headache and possibly hit you hard in the wallet.

You might think you should have a right to openly complain about a company and their bad service or lousy product. Well when it comes to this, it is not always that simple. You can get sued for this and even if the judge agrees with you, you still have to pay for a defense attorney. Think twice and make sure that whatever you have to say is worth any headache you may have pop up later.

<http://ideas.time.com/2013/01/07/yelp-reviewers-beware-you-can-get-sued/>

On social media, people get into the habit of letting their emotions get the better of them and they end up speaking their minds about others online. When that person feels that this damages their character, they may opt to sue the other person for defamation. Even if their case is not successful, the stress, money, and time that you spend defending yourself is not worth it. To read more about defamatory social media posts, [click here](#).

Stranger Danger Online



When you think of being on your computer or other electronic device in your own home, you probably think you are safe. Your mom is in the next room, what could happen?

Well there are people online that are up to no good. They go in chat rooms and pop up on your instant messenger, looking for someone to “groom”.

What is grooming you say? Well, grooming is when a stranger (can be any age) finds someone they are interested in, usually a minor. They act really nice and maybe they pretend they are much younger than they really are, like they are a kid just like you. Then they try to get you to like them and to trust them. They may ask you not to tell anyone you are talking to them. This is not okay and is a warning sign of a possible groomer.

How to Protect Yourself in Online Chats

- Choose chat sites designed for kids, such as www.kidzworld.com. Kidzworld is moderated and its aim is to protect kids from unwanted requests and online bullying.
- Beware of people you don't know. If they are asking too many questions or being too friendly they may be up to no good.
- If someone asks you to send them a picture or sends you a picture or video that is inappropriate, tell an adult or report them to the site moderators.
- Don't give out personal information to strangers online
- Don't tell strangers where you live or give them your telephone number
- Don't send strangers pictures of you or others
- If you are being bullied or threatened online, tell an adult or someone you trust





Cyberbullying

- Cyberbullying is the **willful and repeated harm** inflicted through the use of computers, cell phones, and other electronic devices.
- Using PhotoShop or other tools to create harassing images.
- Posting jokes about another person on the internet
- Using the internet to entice a group to physically harm another person.
- Making threats online using IM, email, social networking sites, or other electronic devices.



Consequences of Cyberbullying

Anything that you write, pictures that you post, or videos that you upload can be used by your school to suspend you.

College students have been removed from their athletic teams and lost college funding for writing negative comments about their coach.

When applying to colleges, they will search online to see what kind of person you are. They can deny you access if they don't like what they find.

When businesses are looking at people to hire for a job they will many times use social media to see what kind of person they are. Mean or inappropriate type posts can prevent you from getting the job you desire.

Cyberbullying can also be considered a crime and participating in this type of behavior can land you in big trouble.

Consequences of Cyberbullying

- § 18.2-152.7:1. Harassment by Computer; Penalty makes cyberbullying a crime.
- Carries a \$2500 fine and punishable by up to **12 months in prison.**

There are many websites designed to inform and decrease the number of bullying cases we see each year. The U.S. Department of Health and Human Services has created a website with lots of resources to help combat bullying of all kinds - www.stopbullying.gov
If you experience cyberbullying or witness it, tell someone such as a school counselor, teacher, or a parent.





The Effects of Cyberbullying

- Victims feel depressed, sad, angry, and frustrated.
- Victims become afraid and/or embarrassed to attend school.
- Can lead to low self-worth, family problems, academic problems, school violence, and bad behavior.
- Victims can also develop thoughts of killing themselves and possibly act on these feelings.
- There are no positive effects of cyberbullying, only pain and suffering for the victims.
- The affects of being bullied can affect the victim into adulthood and prevent them from being all they can be in the future.



Dealing with Cyberbullying

- Never do the same thing back, 2 wrongs don't make a right
- Tell them to stop
- Block their access to you
- Report it to the site you are on such as Facebook or Twitter
- NEVER pass along messages from cyberbullies, stop the spread of this behavior
- Set up privacy controls and keep the bully out of your friends list
- Don't be a cyberbully yourself
- If you witness someone getting bullied, tell someone so it can be stopped. Many times the person being bullied won't tell out of fear.
- Spread the word that bullying is not cool
- Don't laugh or encourage the bully, it is not funny and it can lead to major trouble for the person doing the bullying.



About Sexting



“Sexting” is when someone sends or receives sexually explicit or non-PG Rated pictures or video electronically, mainly via cell phones or tablets.

The numbers on how many teens say that they have sent/posted nude or semi-nude pictures or videos of themselves is upsetting.

20% of teens between 13 to 19 years of age have engaged in sexting.

22% of teen girls

18% of teen boys

11% of teen girls between 13 to 16 years of age have engaged in sexting.

Did you know that if you forward a picture of a sexual or nude photo of someone underage, you are as responsible for the image as the original sender?? You can be charged with a crime.

Many teens don't realize that if you send a picture of yourself that is inappropriate and that picture ends up online, it could be there forever. You can never fully delete things that end up on the web.



About Sexting



There is no age minimum that protects young people from getting charged with a sexual offense.

Something that you think is okay or just a joke, might land you in a ton of trouble. For example, you might take a picture of your friend naked to embarrass them, but if they are under the age of 18, this is considered production of child pornography.

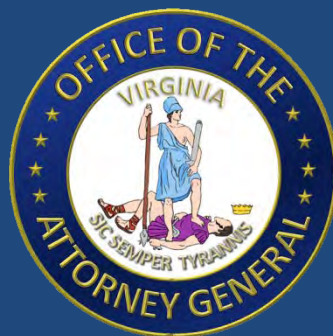
If you are sent something inappropriate, do not share it and don't delete it. Tell an adult immediately. You may feel like you are getting your friend into trouble, but you are protecting yourself and you are protecting them. They may not be thinking about the consequences or the effect this behavior can have on their future.

Anyone that gets convicted of a sex offense, will have to register as a sex offender. Sex offenders have to keep their address updated and keep a current photo with the police. The information goes on the sex offender registry where anyone can go and see your picture and where you live online.

REMEMBER: You can't control what other people do with your photos. Even if you think you are sending it to someone you can trust, they may end up surprising you. You can't trust anyone with something as private as that. Don't Do It!

Legal Consequences of Sexting

- The Virginia Department of Education has an excellent resource with real life examples of the consequences of sexting that can be found [here](#).
- The Attorney General's Virginia Rules website is designed to give Virginia Youth information on all the laws in the state. [Virginia Rules](#) has extensive information on sexting and other internet security risks.
- This article in The Virginian-Pilot tells a story of five Virginia teens getting charged with felonies for sexting and being in possession of sexually explicit photos of a minor, read more about it [here](#).



Information Provided By:
Office of the Attorney
General

202 North Ninth Street
Richmond, Virginia 23219

(804) 786-2071

www.ag.virginia.gov



X

Marketing Plan

For units meeting accessibility requirements of HUD section

504

Lambert Landing II

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 Lambert Landing II 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.

Woda Management & Real Estate, LLC (“WMRE”) will be responsible for the management of Lambert Landing II. WMRE will be responsible for all of the traditional management functions, including rent collection, maintenance, record keeping, reports, development of budgets, and monitoring resident income qualifications. Additionally, WMRE will be responsible for the development and management of community and resident services program. There will be a property manager on-site at Lambert Landing II. The files will also be kept on-site at Lambert Landing II.

Lambert Landing II Limited Partnership and WMRE commit to providing a first preference on its waiting list for persons with an intellectual or developmental disability (ID/DD) for 5% of the units. As mentioned in Section II. Marketing and Outreach, Lambert Landing II Limited Partnership and WMRE will obtain tenant referrals from the Virginia Department of Medical Assistance Services (DMAS) and Virginia Department of Behavioral Health and Developmental Services (DBHDS). WMRE will retain tenant verification letters, and the Acknowledgement and Settlement Agreement Target Population Status. Developmental Disability units will be confirmed by VHDA; Elizabeth Seward, Director, Statewide Housing Initiatives, (804)-343-5615.

I. Affirmative Marketing

WMRE 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. WMRE, 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. Any resident who has questions not answered by the housing staff will be referred to the Regional Director of WMRE.

II. Marketing and Outreach

WMRE will locate 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

WMRE will contact local centers for independent living and disability services boards and other service organizations via phone and printed communication. Additionally, WMRE will notify such organizations of vacancies. The contacts will include the following organizations:

- Resources for Independent Living, Inc.: 804-353-6503
- Chesterfield Council on Agency: 804-768-7878
- Chesterfield County Disability Services Board: 804-768-7878
- Greater Richmond Continuum of Care: 804-343-2045
- Virginia Department for Aging and Rehabilitative Services: 804-662-7000 and 804-714-2021
- Virginia Association of Community Services Boards: 804-330-3141
- Department of Aging and Rehabilitative Services: 804-662-7000
- Department of Veterans Services: 877-285-1299
- Continuum of Care Organizations
- Virginia Board for People with Disabilities: 804-786-0016
- Centers for Independent Living
 - Disability Resource Center: 804-353-6503
 - Access Independence: 804-353-6583
- **Virginia Department of Medical Assistance Services (DMAS): 804-786-7933**

- **Virginia Department of Behavioral Health and Developmental Services (DBHDS): 804-786-3921**
- Any other appropriate resource agencies/organizations, non-profits that assist persons with disabilities, churches, veteran's organizations, service clubs (Rotary, Kiwanis, Ruritans, VFW), patient services of local hospitals and nursing homes
- Places of employment, unemployment offices, welfare and post offices, grocery stores, churches, community halls, public transportation centers, and local non-profit organizations

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 and Digital Advertising

Woda Management & Real Estate, LLC will also list the property on the following websites at the start of lease up and for the duration of the compliance period:

- The property will be listed on www.virginiahousingsearch.com , which includes information on amenities available for the Target Population(s). It will be listed at the start of lease up and for the duration of the compliance period.
- www.hud.gov
- www.craigslist.org
- www.accessva.org
- dbhds.virginia.gov
- Other applicable apartment listing websites

3. Print Media

Print media sources will also be identified in the 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 logotype, slogan or statement, in compliance with the Fair Housing Act, as well as the fact the 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 project 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 brochures can be produced at low cost which will effectively sell the apartments and community. This 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 should be changed several times each year 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. Also posted in the Rental Office are instructions to anyone who feels they have been discriminated against to contact the Regional Manager at WMRE directly. WMRE 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, churches, mosques, and synagogues, 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 resident interviews and application assistance. The leasing interviews will be used to emphasize the respect afforded to the resident and the responsibilities which the resident will be expected to assume.

Times of Operation - the Management Office will be open Monday through Thursday from 9:00 A.M. to 2:00 P.M. Applicants will be processed at the Management Office in accordance with approved criteria. Move-in process and orientation to property - applicants meet with the Housing Manager or designated staff to discuss programs available on the property and will be supplied relevant information to assist them in their move.

On-site staff will perform housekeeping/home visits, check previous landlord and personal references, verify income, perform criminal/sex offender and credit background checks for each application taken. Tenant Selection will include minimum income limits assigned by the Owner/HUD. New tenants 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 standards 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 by the housing staff at the Management Office, well versed in Fair Credit Law. As stated before, the processing will include a review of prior landlord references, personal references, criminal/sex offender and credit reporting and income verification. The on-site 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 Property Manager 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 your threshold, but you have determined the applicant has no bad credit *and* no negative rental history *and* no criminal history and enough income to qualify, then you can conditionally approve the application after you have contacted the prior landlord. In these cases, the application must be reviewed by the Associate Director 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.
- 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 Lambert Landing II 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 if required.
 - Applicants must provide a birth certificate or other acceptable HUD approved forms 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.
 - 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.

Y

Inducement
resolution for tax
exempt bonds

**INDUCEMENT RESOLUTION
REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING REVENUE BONDS FOR THE ACQUISITION AND
CONSTRUCTION OF LAMBERT LANDING II
LOCATED IN THE COUNTY OF CHESTERFIELD, VIRGINIA**

WHEREAS, there have been described to the Harrisonburg Redevelopment and Housing Authority (the "Authority") the plans to acquire and construct a 48-unit multifamily housing apartment project and related or ancillary facilities known as Lambert Landing II (the "Project"), located at 11501 Jefferson Davis Highway, Chester, VA 23831, in the County of Chesterfield, Virginia (the "County") by Lambert Landing II Limited Partnership, a Virginia limited partnership (the "Purchaser"); and

WHEREAS, the Project shall be established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia of 1950, as amended (the "Act"), to issue its bonds for the purpose, among others, of financing the acquisition, construction and equipping of multifamily housing apartment projects such as the Project, located within the territorial boundaries of the County; and

WHEREAS, pursuant to Section 36-23 of the Act, the Authority may exercise its powers within the territorial boundaries of another jurisdiction not included in its area of operation provided that the governing body of such jurisdiction adopts a resolution (the "Section 36-23 Resolution") declaring that there is a need for the Authority to exercise its powers within such jurisdiction; and

WHEREAS, the Purchaser has requested, and the County has begun the process necessary for, the adoption of a Section 36-23 Resolution authorizing the Authority to exercise its powers in the County with respect to the Project; and

WHEREAS, the Purchaser has requested the Authority to agree to issue its tax-exempt multifamily housing revenue bonds under the Act in an amount not to exceed \$8,300,000, the proceeds of which will be used to finance a portion of the costs to be incurred in acquiring and constructing the Project as permitted under the Act; and

**NOW, THEREFORE, BE IT RESOLVED BY THE HARRISONBURG
REDEVELOPMENT AND HOUSING AUTHORITY THAT:**

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the acquisition and construction of the Project by the Purchaser will further the public purposes of the Act by assisting in providing housing to “persons of low income” and “persons of moderate income” (as each such term is defined in the Act) in the County.

3. It is hereby found and determined that the Project will constitute a “housing project” (as defined in the Act).

4. To induce the Purchaser to acquire and construct the Project and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Purchaser in financing the acquisition and construction of the Project, including, as necessary, the financing of capitalized interest on the Bonds (as hereinafter defined), any necessary reserve funds for the Bonds, and costs of issuance of the Bonds, in each case only as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) its tax-exempt multifamily housing revenue bonds for such purposes in the maximum principal amount not to exceed \$8,300,000 (the “Bonds”) upon the terms and conditions to be mutually agreed upon by the Authority and the Purchaser. The Bonds shall be issued in form and pursuant to terms to be set by the Authority.

5. It having been represented to the Authority that it is necessary to proceed with the acquisition and construction of the Project, the Authority hereby agrees that the Purchaser may proceed with the plans for the Project, enter into contracts related to the acquisition and construction and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Purchaser to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project.

6. The Authority hereby agrees, if requested, to accept the recommendation of the Purchaser with respect to the appointment of a placement agent or underwriter for the sale of the Bonds, pursuant to the terms to be mutually agreed upon.

7. All costs and expenses in connection with the financing and the acquisition and construction of the Project, including the fees and expenses of bond counsel, counsel for the Authority and the placement agent or underwriter for the sale of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Purchaser. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Purchaser and that the Authority shall have no responsibility therefore.

8. In adopting this resolution the Authority intends to evidence its “official intent” to reimburse the Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2.

9. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefore. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing

the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be a debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof (other than the Authority), including the County and the City of Harrisonburg, Virginia (the "City"), and neither the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) shall be liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefore. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

10. Any obligation of the Authority to exercise its powers in the County to issue the Bonds as requested by the Purchaser is contingent upon the satisfaction of all legal requirements and the Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Purchaser for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Project for any reason, including without limitation the failure of the City Council of the City to approve the issuance of the Bonds by the Authority, the failure of the Board of Supervisors of the County to adopt the Section 36-23 Resolution or approve the issuance of the Bonds by the Authority, or the failure of the Purchaser to obtain any other approvals, including without limitation obtaining any required approvals of any housing authority that has currently outstanding bonds that financed any housing project(s) located in the territorial boundaries of the County, as required by Section 36-23 of the Act.

11. No Bonds may be issued pursuant to this resolution until such time as (a) the issuance of the Bonds has been approved by the City Council of the City and the Board of Supervisors of the County, (b) the Board of Supervisors of the County has adopted the Section 36-23 Resolution, and (c) the final terms and details of the Bonds have been approved by subsequent resolution of the Authority.

12. This Resolution shall take effect immediately upon its adoption.

Adopted: August 19, 2020

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION AND CONSTRUCTION OF LAMBERT LANDING II LOCATED IN THE COUNTY OF CHESTERFIELD, VIRGINIA,”** taken at a meeting of the Authority held on August 19, 2020:


	AYE	NAY	ABSTAIN	ABSENT
John Hall , Chairman	✓			
Costella Forney , Vice Chairman	✓			
Scott Gallagher	✓			
Daniel Fleming	✓			

Dated: August 19, 2020

(SEAL)



 Chairman, Harrisonburg Redevelopment and Housing Authority

ATTEST: 

 Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s commissioners present and voting at a meeting duly called and held on August 19, 2020, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 19th day of August, 2020.

HARRISONBURG REDEVELOPMENT AND HOUSING
AUTHORITY

By: 

 Secretary