
2024 Federal Low Income Housing Tax Credit Program

Application For Reservation

Deadline for Submission

9% Competitive Credits

Applications Must Be Received At Virginia Housing No Later Than **12:00 PM** Richmond, VA Time On **March 14, 2024**

Tax Exempt Bonds

Applications must be received at Virginia Housing No Later Than 12:00 PM Richmond, VA Time for one of the two available 4% credit rounds- January 25, 2024 or July 18, 2024.



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

INSTRUCTIONS FOR THE VIRGINIA 2024 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 14, 2024**. 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 via your specific Procorem workcenter.

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
7. Developer Experience Documentation (PDF)

IMPORTANT:

Virginia Housing only accepts files via our work center sites on Procorem. Contact TaxCreditApps@virginiahousing.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 Virginia Housing LIHTC Allocation Department staff.

Disclaimer:

Virginia Housing 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 Virginia Housing.

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. You may also use the drag function.
- ▶ 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 Virginia Housing LIHTC Allocation Department. Please note that we cannot release the copy protection password.

Virginia Housing LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
Stephanie Flanders	stephanie.flanders@virginiahousing.com	(804) 343-5939
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2024 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 Virginia Housing's point system of ranking applications, and may assist Virginia Housing 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) - Invoice information will be provided in your Procorem Workcenter |
| <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, 8609s 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 (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 Unit by Unit Matrix and Scope of Work narrative (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"/> | Electronic Copy of Development Experience and Partnership or Operating Agreement, including chart of ownership structure with percentage of interests (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab A: Partnership or Operating Agreement, including chart of ownership structure with percentage of interests (see manual for details) (MANDATORY) |
| <input type="checkbox"/> | |
| <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: Third Party RESNET Rater Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab G: Zoning Certification Letter (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab H: Attorney's Opinion using Virginia Housing template (MANDATORY) |
| <input type="checkbox"/> | Tab I: Nonprofit Questionnaire (MANDATORY for points or pool) |
| | The following documents need not be submitted unless requested by Virginia Housing: |
| | -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 if Rehab) |
| <input type="checkbox"/> | Tab K: Documentation of Development Location: |
| <input checked="" type="checkbox"/> | K.1 Revitalization Area Certification |
| <input checked="" type="checkbox"/> | K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template |
| <input checked="" type="checkbox"/> | Tab L: PHA / Section 8 Notification Letter |
| <input type="checkbox"/> | Tab M: <i>(left intentionally blank)</i> |
| <input type="checkbox"/> | Tab N: Homeownership Plan |
| <input type="checkbox"/> | Tab O: Plan of Development Certification Letter |
| <input type="checkbox"/> | Tab P: Zero Energy or Passive House documentation for prior allocation by this developer |
| <input 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 Utility Allowance Calculation |
| <input type="checkbox"/> | Tab S: Supportive Housing Certification and/or Resident Well-being MOU |
| <input type="checkbox"/> | Tab T: Funding Documentation |
| <input checked="" type="checkbox"/> | Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing |
| <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 |
| <input type="checkbox"/> | Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504 |
| <input type="checkbox"/> | Tab Y: Inducement Resolution for Tax Exempt Bonds |
| <input type="checkbox"/> | Tab Z: Documentation of team member's Diversity, Equity and Inclusion Designation |
| <input type="checkbox"/> | Tab AA: Priority Letter from Rural Development |
| <input type="checkbox"/> | Tab AB: Social Disadvantage Certification |

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date:

1/23/2024

15. 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: Mr. Bryan Hill
 Chief Executive Officer's Title: County Executive Phone: (703) 324-2531
 Street Address: 12000 Government Center Parkway
 City: Fairfax State: VA Zip: 22035

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Thomas Fleetwood, Fairfax County DHCD

- 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: _____

B. RESERVATION REQUEST INFORMATION

1. Requesting Credits From:

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

or
 b. If requesting Tax Exempt Bond credits, 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, 2024.

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, 2024, 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 2024 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. 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.

If true, provide name of companion development:

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

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

Total Units within 9% allocation request?	70
Total Units within 4% Tax Exempt allocation Request?	74
Total Units:	144

% of units in 4% Tax Exempt Allocation Request: 51.39%

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 an extended use agreement of 35 additional years after the 15-year compliance period for a total of 50 years.

7. Virginia Housing would like to encourage the efficiency of electronic payments. Indicate if developer commits to submitting any payments due the Authority, including reservation fees and monitoring fees, by electronic payment.

In 2023, Virginia Housing began using a new Rental Housing Invoicing Portal to allow easy payments via secure ACH transactions. An invoice for your application fee along with access information was provided in your development's assigned Procorem work center.

C. OWNERSHIP INFORMATION

NOTE: Virginia Housing 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 Virginia Housing 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.

a. Owner Name: RGC2 Northwest 4 Owner LLC

Developer Name: RGC2 Northwest 4 Developer LLC

Contact: M/M ▶ Mr. First: Nicholas MI: C Last: Bracco

Address: 401 Wilshire Blvd., 11th Floor

City: Santa Monica St. ▶ CA Zip: 90401

Phone: (424) 555-8253 Ext. Fax:

Email address: nbracco@lincolnavenue.com

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

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

Additional Contact: Please Provide Name, Email and Phone number.
Russ Condas, rcondas@lincolnavenue.com, 424-222-8396

- 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)**
 - c. Provide Principals' Previous Participation Certification **(Mandatory TAB C)**
 - d. 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)**

b. FALSE Indicate if at least one principal listed within Org Chart with an ownership interest of at least 25% in the controlling general partner or managing member is a socially disadvantaged individual as defined in the manual.

ACTION: If true, provide Socially Disadvantaged Certification **(TAB AB)**

2. Developer Experience:

May select one or more of the following choices:

- TRUE a. The development has an experienced sponsor (as defined in the manual) that has placed at least one LIHTC development in service in Virginia within the past 5 years.
Action: Provide one 8609 from qualifying development.
- TRUE b. The development has an experienced sponsor (as defined in the manual) that has placed at least three (3) LIHTC developments in service in any state within the past 6 years (in addition to any development provided to qualify for option d. above)
Action: Provide one 8609 from each qualifying development.
- FALSE c. Applicant is competing in the Local Housing Authority pool and partnering with an experienced sponsor (as defined in the manual), other than a local housing authority.
Action: Provide documentation as stated in the manual.

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 Virginia Housing 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: Option

Expiration Date: 12/1/2024

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 Virginia Housing. 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..... 12/1/2024 .
- 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: Fairfax County Redevelopment and Housing Authority

Address: 3700 Pender Drive

City: Fairfax St.: VA Zip: 22030

Contact Person: Mr. Thomas Fleetwood Phone: (703) 246-5150

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%

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

- Indicate Diversity, Equity and Inclusion (DEI) Designation if this team member is SWAM or Service Disabled Veteran as defined in manual.

ACTION: Provide copy of certification from Commonwealth of Virginia, if applicable - **TAB Z**

1. Tax Attorney:	Erik Hoffman	This is a Related Entity.	FALSE
Firm Name:	Klein Hornig	DEI Designation?	FALSE
Address:	1325 G Street NW, Suite 770, Washington D.C. 20005		
Email:	ehoffman@kleinhornig.com	Phone:	(202) 926-3404
2. Tax Accountant:	Chadd Weisert	This is a Related Entity.	FALSE
Firm Name:	Tidwell Group	DEI Designation?	FALSE
Address:	4249 Easton Way, Suite 210, Columbus, OH 43219		
Email:	chadd.weisert@tidwellgroup.com	Phone:	(614) 472-8566
3. Consultant:	Ryne Johnson	This is a Related Entity.	FALSE
Firm Name:	Astoria	DEI Designation?	FALSE
Address:	3450 Lady Marian Ct. Midlothian, VA 23113		
Email:	rynejohnson@astoriallc.com	Role:	Consultant
		Phone:	(804) 339-7205
4. Management Entity:	Lauire Arehart	This is a Related Entity.	FALSE
Firm Name:	The Franklin Johnston Group	DEI Designation?	FALSE
Address:	2900 S. Quincy St. Suite 150, Arlington, VA 22206		
Email:	larehart@tfjgroup.com	Phone:	571-297-2225
5. Contractor:		This is a Related Entity.	FALSE
Firm Name:	Harkins Builders	DEI Designation?	FALSE
Address:	10490 Little Patuxent Parkway, Suite 400, Columbia, MD 21044		
Email:	srubin@harkinsbuilders.com	Phone:	(410) 750-2600
6. Architect:	Ben Kasdan	This is a Related Entity.	FALSE
Firm Name:	KTGY	DEI Designation?	FALSE
Address:	8609 Westwood Center Drive, Suite 600, Tysons, VA 22182		
Email:	bkasdan@ktgy.com	Phone:	(703) 992-6116
7. Real Estate Attorney:	Erik Hoffman	This is a Related Entity.	FALSE
Firm Name:	Klein Hornig	DEI Designation?	FALSE
Address:	1325 G Street NW, Suite 770, Washington D.C. 20005		
Email:	ehoffman@kleinhornig.com	Phone:	(202) 926-3404
8. Mortgage Banker:		This is a Related Entity.	FALSE
Firm Name:		DEI Designation?	FALSE
Address:			
Email:		Phone:	
9. Other:		This is a Related Entity.	FALSE
Firm Name:		DEI Designation?	FALSE
Address:			
Email:		Phone:	

F. REHAB INFORMATION

1. Acquisition Credit Information

a. Credits are being requested for existing buildings being acquired for development..... **FALSE**

Action: If true, provide an electronic copy of the Existing Condition Questionnaire, Unit by Unit Matrix and Appraisal.

b. This development has received a previous allocation of credits..... **FALSE**
 If so, when was the most recent year that this development received credits? **0**

c. The development has been provided an acknowledgement letter from Rural Development regarding its preservation priority?..... **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 Virginia Housing 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 Virginia Housing 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**

- 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)

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.

All Applicants - Section 2 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:

- a. Be authorized to do business in Virginia.
b. Be substantially based or active in the community of the development.
c. Materially participate in the development and operation of the development throughout the compliance period...
d. Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.
e. Not be affiliated with or controlled by a for-profit organization.
f. Not have been formed for the principal purpose of competition in the Non Profit Pool.
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, skip to #3.)

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]

Contact Person: [Yellow box]

Street Address: [Yellow box]

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

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

G. NONPROFIT INVOLVEMENT

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

Specify the nonprofit entity's percentage ownership of the general partnership interest: 0.0%

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

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

Action: Provide Option or Right of First Refusal in recordable form using Virginia Housing's template. (TAB V) Provide Nonprofit Questionnaire (if applicable) (TAB I)

Name of qualified nonprofit: [Redacted]

or indicate true if Local Housing Authority..... FALSE

Name of Local Housing Authority [Redacted]

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

Do not select if extended compliance is selected on Request Info Tab

Action: Provide Homeownership Plan (TAB N) and contact Virginia Housing for a Pre-Application M

NOTE: Applicant is required to waive the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of all units in development	74	bedrooms	128
Total number of rental units in development	74	bedrooms	128
Number of low-income rental units	74	bedrooms	128
Percentage of rental units designated low-income	100.00%		
b. Number of new units:.....	74	bedrooms	128
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.....		87,793.00	(Sq. ft.)
e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage).....		4,894.00	(Sq. ft.)
f. Nonresidential Commercial Floor Area (Not eligible for funding).....		0.00	
g. Total Usable Residential Heated Area.....		82,899.00	(Sq. ft.)
h. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space		100.00%	
i. Exact area of site in acres	1.167		
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	834.86	SF	30	30
2BR Garden	1220.63	SF	34	34
3BR Garden	1635.18	SF	10	10
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
			74	74

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. Maximum Number of stories:..... 5
- d. The development is a scattered site development..... FALSE
- e. Commercial Area Intended Use: There is a Daycare and Community use facility on the NE9 Phase
- 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
- g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	<u>FALSE</u>	v. Detached Single-family	<u>FALSE</u>
ii. Garden Apartments	<u>FALSE</u>	vi. Detached Two-family	<u>FALSE</u>
iii. Slab on Grade	<u>FALSE</u>	vii. Basement	<u>TRUE</u>
iv. Crawl space	<u>FALSE</u>		
- h. Development contains an elevator(s). FALSE
 - If true, # of Elevators. 1
 - Elevator Type (if known) _____

H. STRUCTURE AND UNITS INFORMATION

- i. Roof Type ▶ Flat
- j. Construction Type ▶ Frame
- k. Primary Exterior Finish ▶ Fiber Cement Siding

4. Site Amenities (indicate all proposed)

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

l. Describe Community Facilities: Community Room, Fitness Center, Business Center, Resident Lounge

m. Number of Proposed Parking Spaces 83
 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 K2).

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 structure
 Notes 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 Virginia Housing'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.

J. ENHANCEMENTS

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

- a. **New Construction:** must obtain 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. The HERS report should be completed for the whole development and not an individual unit.

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

ACTION: Provide RESNET rater certification of Development Plans (**TAB F**)

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

REQUIRED:

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

- TRUE a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access restricted to residents only.
- 46.00% b1. Percentage of brick covering the exterior walls.
- 54.00% b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations.
- FALSE c. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill).
- FALSE d. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.
- FALSE e. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service.
- FALSE f. *Not applicable for 2024 Cycles*
- FALSE g. Each unit is provided free individual broadband/high speed internet access.
or
(both access point categories have a minimum upload/download speed per manual.)
- 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
- FALSE j. Full bath fans are equipped with a humidistat.
- FALSE k. Cooking surfaces are equipped with fire prevention features as defined in the manual
or
- FALSE l. Cooking surfaces are equipped with fire suppression features as defined in the manual
- 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.
- FALSE q. All kitchen light fixtures are LED and meet MDCR lighting guidelines.
- 0% r. Percentage of development's on-site electrical load that can be met by a renewable energy electric system (for the benefit of the tenants) - Provide documentation at **Tab F**.
- FALSE s. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

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.
- FALSE d. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.

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"/> TRUE | Earthcraft Gold or higher certification | <input type="checkbox"/> FALSE | National Green Building Standard (NGBS) certification of Silver or higher. |
| <input type="checkbox"/> FALSE | 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 |
| <input type="checkbox"/> FALSE | Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy Ready or Passive House Standards. Provide certification at Tab P . See Manual for details and requirements. | | |

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

- | | |
|--------------------------------|--|
| <input type="checkbox"/> FALSE | a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards. |
| <input type="text" value="0"/> | b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

0% 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.

I. UTILITIES

1. Utilities Types:

- a. Heating Type Heat Pump
- 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/ Electric? | <u>FALSE</u> | Sewer? | <u>FALSE</u> |
| Cooking? | <u>FALSE</u> | Trash Removal? | <u>FALSE</u> |

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	16	19	23	0
Air Conditioning	0	8	10	11	0
Cooking	0	6	7	9	0
Lighting	0	24	29	34	0
Hot Water	0	14	17	20	0
Water	0	16	21	26	0
Sewer	0	38	49	61	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$122	\$153	\$184	\$0

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

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

Warning: The Virginia Housing housing choice voucher program utility schedule shown on VirginiaHousing.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 total 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.

FALSE

b. Any development in which ten percent (10%) of the total 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 the application for credits.

For items a or b, 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.

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)

FALSE If Supportive Housing is True: Will the supportive housing consist of units designated for tenants that are homeless or at risk of homelessness?

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

K. SPECIAL HOUSING NEEDS

b. The development has existing tenants and a relocation plan has been developed..... FALSE
(If True, Virginia Housing 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, Budget 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: Fairfax County RHA

Contact person: Amy Ginger

Title: Deputy Director, Operations

Phone Number: (703) 246-5134

Action: Provide required notification documentation (TAB L)

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

c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 10
% of total Low Income Units 14%

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

Download Current CMA List from VirginiaHousing.com

Action: Provide documentation of tenant disclosure regarding Virginia Housing Rental Education (Mandatory - Tab U)

4. Target Population Leasing Preference

Unless prohibited by an applicable federal subsidy program, each applicant shall commit to provide a leasing preference to individuals (i) in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth, (ii) having a voucher or other binding commitment for rental assistance from the Commonwealth, and (iii) referred to the development by a referring agent approved by the Authority. The leasing preference shall not be applied to more than ten percent (10%) of the total units in the development at any given time. The applicant may not impose tenant selection criteria or leasing terms with respect to individuals receiving this preference that are more restrictive than the applicant's tenant selection criteria or leasing terms applicable to prospective tenants in the development that do not receive this preference, the eligibility criteria for the rental assistance from the Commonwealth, or any eligibility criteria contained in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.

Primary Contact for Target Population leasing preference. The agency will contact as needed.

First Name: Laurie

Last Name: Arehart

Phone Number: (571) 297-2225 Email: larehart@tfjgroup.com

K. SPECIAL HOUSING NEEDS

5. Resident Well-Being (as defined in the manual)

Action: Provide appropriate documentation for any selection below (**Tab S**)

- FALSE a. Development has entered into a memorandum of understanding (approved by DBHDS) with a resident service provider for the provision of resident services.
- FALSE b. Development will provide licensed childcare on-site with a preference and discount to residents or an equivalent subsidy for tenants to utilize licensed childcare of tenant's choice.
- FALSE c. Development will provide tenants with free on-call, telephonic or virtual healthcare services with a licensed provider.

6. Rental Assistance

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

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

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

FALSE Section 8 New Construction Substantial Rehabilitation

FALSE Section 8 Moderate Rehabilitation

FALSE Section 811 Certificates

FALSE Section 8 Project Based Assistance

FALSE RD 515 Rental Assistance

FALSE Section 8 Vouchers

*Administering Organization: _____

FALSE State Assistance

*Administering Organization: _____

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:

0

How many years in rental assistance contract?

Expiration date of contract:

There is an Option to Renew.....

FALSE

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

7. Public Housing Revitalization

Is this development replacing or revitalizing Public Housing Units?

FALSE

If so, how many existing Public Housing units?

0

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 three 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), (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), or (iii) 40% or more of the units are both rent-restricted and occupied by persons whose income does not exceed the imputed income limitation designated in 10% increments between 20% to 80% of the AMI, and the average of the imputed income limitations collectively does not exceed 60% of the AMI (this is called the Average Income Test (AIT)). All occupancy tests are described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
8	10.81%	40% Area Median
0	0.00%	50% Area Median
58	78.38%	60% Area Median
8	10.81%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
74	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
8	10.81%	40% Area Median
0	0.00%	50% Area Median
58	78.38%	60% Area Median
8	10.81%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
74	100.00%	Total

b. Indicate that you are electing to receive points for the following deeper targets shown in the chart above and those targets will be reflected in the set-aside requirements within the Extended Use Agreement.

20-30% Levels FALSE 40% Levels TRUE 50% levels FALSE

c. The development plans to utilize average income testing..... TRUE

2. Unit Mix Grid

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	1 BR - 1 Bath	40% AMI	3		694.00	\$1,008.00	\$3,024
Mix 2	1 BR - 1 Bath	60% AMI	13		695.00	\$1,573.00	\$20,449
Mix 3	1 BR - 1 Bath	60% AMI	5		756.00	\$1,573.00	\$7,865
Mix 4	1 BR - 1 Bath	60% AMI	5		716.00	\$1,573.00	\$7,865
Mix 5	1 BR - 1 Bath	60% AMI	1		820.00	\$1,573.00	\$1,573
Mix 6	1 BR - 1 Bath	70% AMI	3		819.00	\$1,856.00	\$5,568
Mix 7	2 BR - 2 Bath	40% AMI	3		976.00	\$1,204.00	\$3,612
Mix 8	2 BR - 2 Bath	60% AMI	6		1074.00	\$1,882.00	\$11,292
Mix 9	2 BR - 2 Bath	60% AMI	6		976.00	\$1,882.00	\$11,292

L. UNIT DETAILS

Mix 10	2 BR - 2 Bath	60% AMI	5	1078.00	\$1,882.00	\$9,410
Mix 11	2 BR - 2 Bath	60% AMI	1	1172.00	\$1,882.00	\$1,882
Mix 12	2 BR - 2 Bath	60% AMI	5	1075.00	\$1,882.00	\$9,410
Mix 13	2 BR - 2 Bath	60% AMI	5	1074.00	\$1,882.00	\$9,410
Mix 14	2 BR - 2 Bath	70% AMI	3	1172.00	\$2,221.00	\$6,663
Mix 15	3 BR - 2 Bath	40% AMI	2	1383.00	\$1,383.00	\$2,766
Mix 16	3 BR - 2 Bath	60% AMI	3	1383.00	\$2,167.00	\$6,501
Mix 17	3 BR - 2 Bath	60% AMI	3	1456.00	\$2,167.00	\$6,501
Mix 18	3 BR - 2 Bath	70% AMI	2	1456.00	\$2,559.00	\$5,118
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
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Mix 60						\$0
Mix 61						\$0
Mix 62						\$0
Mix 63						\$0
Mix 64						\$0
Mix 65						\$0
Mix 66						\$0

L. UNIT DETAILS

Mix 67							\$0
Mix 68							\$0
Mix 69							\$0
Mix 70							\$0
Mix 71							\$0
Mix 72							\$0
Mix 73							\$0
Mix 74							\$0
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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			74	0			\$130,201

Total Units	74	Net Rentable SF:	TC Units	72,000.00
			MKT Units	0.00
			Total NR SF:	72,000.00

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

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$0
2. Office Salaries			\$90,000
3. Office Supplies			\$0
4. Office/Model Apartment	(type _____)		\$0
5. Management Fee			\$63,360
<u>4.04%</u> of EGI	<u>\$856.22</u>	Per Unit	
6. Manager Salaries			\$0
7. Staff Unit (s)	(type _____)		\$0
8. Legal			\$0
9. Auditing			\$0
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$0
12. Tax Credit Monitoring Fee			\$0
13. Miscellaneous Administrative			\$45,214
Total Administrative			\$198,574

Utilities

14. Fuel Oil			\$0
15. Electricity			\$14,800
16. Water			\$24,100
17. Gas			\$0
18. Sewer			\$24,000
Total Utility			\$62,900

Operating:

19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$0
21. Janitor/Cleaning Contract			\$0
22. Exterminating			\$0
23. Trash Removal			\$15,466
24. Security Payroll/Contract			\$0
25. Grounds Payroll			\$0
26. Grounds Supplies			\$0
27. Grounds Contract			\$0
28. Maintenance/Repairs Payroll			\$50,970
29. Repairs/Material			\$24,198
30. Repairs Contract			\$42,402
31. Elevator Maintenance/Contract			\$0
32. Heating/Cooling Repairs & Maintenance			\$0
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$0
35. Decorating/Payroll/Contract			\$0
36. Decorating Supplies			\$0
37. Miscellaneous			\$0
Totals Operating & Maintenance			\$133,036

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes		\$136,900
39. Payroll Taxes		\$0
40. Miscellaneous Taxes/Licenses/Permits		\$0
41. Property & Liability Insurance	\$850 per unit	\$62,900
42. Fidelity Bond		\$0
43. Workman's Compensation		\$0
44. Health Insurance & Employee Benefits		\$0
45. Other Insurance		\$0
Total Taxes & Insurance		\$199,800

Total Operating Expense	\$594,310
--------------------------------	------------------

Total Operating Expenses Per Unit	\$8,031	C. Total Operating Expenses as % of EGI	37.86%
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const./Elderly Minimum)	\$22,200
---	-----------------

Total Expenses	\$616,510
-----------------------	------------------

N. PROJECT SCHEDULE

ACTIVITY	ACTUAL OR ANTICIPATED DATE	NAME OF RESPONSIBLE PERSON
1. SITE		
a. Option/Contract	3/10/2023	Nick Bracco
b. Site Acquisition	9/1/2024	Nick Bracco
c. Zoning Approval	2/21/2024	Nick Bracco
d. Site Plan Approval	3/1/2024	Nick Bracco
2. Financing		
a. Construction Loan		
i. Loan Application	5/1/2024	Nick Bracco
ii. Conditional Commitment	7/1/2024	Nick Bracco
iii. Firm Commitment	8/15/2024	Nick Bracco
b. Permanent Loan - First Lien		
i. Loan Application	5/1/2024	Nick Bracco
ii. Conditional Commitment	7/1/2024	Nick Bracco
iii. Firm Commitment	8/15/2024	Nick Bracco
c. Permanent Loan-Second Lien		
i. Loan Application	10/3/2023	Nick Bracco
ii. Conditional Commitment	1/19/2023	Nick Bracco
iii. Firm Commitment	2/21/2023	Nick Bracco
d. Other Loans & Grants		
i. Type & Source, List		
ii. Application		
iii. Award/Commitment		
2. Formation of Owner	3/2/2023	Erik Hoffman
3. IRS Approval of Nonprofit Status		
4. Closing and Transfer of Property to Owner	9/1/2024	Nick Bracco
5. Plans and Specifications, Working Drawings	10/15/2023	Ben Kasdan
6. Building Permit Issued by Local Government	4/15/2023	Ben Kasdan
7. Start Construction	9/1/2024	Nick Bracco
8. Begin Lease-up	4/1/2026	Nick Bracco
9. Complete Construction	5/1/2026	Nick Bracco
10. Complete Lease-Up	8/1/2026	Nick Bracco
11. Credit Placed in Service Date	5/1/2026	Nick Bracco

O. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

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.

Must Use Whole Numbers Only!		Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):			
Item	(A) Cost	"30% Present Value Credit"		(D)	
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"	
1. Contractor Cost					
a.	Unit Structures (New)	17,989,076	0	17,989,076	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
X e.	Structured Parking Garage	4,290,009	0	4,290,009	0
	Total Structure	22,279,085	0	22,279,085	0
f.	Earthwork	0	0	0	0
g.	Site Utilities	188,976	0	0	0
X h.	Renewable Energy	350,000	0	350,000	0
i.	Roads & Walks	0	0	0	0
j.	Site Improvements	0	0	0	0
k.	Lawns & Planting	0	0	0	0
l.	Engineering	0	0	0	0
m.	Off-Site Improvements	0	0	0	0
n.	Site Environmental Mitigation	0	0	0	0
o.	Demolition	0	0	0	0
p.	Site Work	0	0	0	0
q.	Other Site work	0	0	0	0
	Total Land Improvements	538,976	0	350,000	0
	Total Structure and Land	22,818,061	0	22,629,085	0
r.	General Requirements	716,037	0	716,037	0
s.	Builder's Overhead	450,929	0	450,929	0
	(2.0% Contract)				
t.	Builder's Profit	676,393	0	676,393	0
	(3.0% Contract)				
u.	Bonds	0	0	0	0
v.	Building Permits	0	0	0	0
w.	Special Construction	0	0	0	0
x.	Special Equipment	0	0	0	0
y.	Other 1: 	0	0	0	0
z.	Other 2: 	0	0	0	0
aa.	Other 3: 	0	0	0	0
	Contractor Costs	\$24,661,420	\$0	\$24,472,444	\$0

Construction cost per unit: \$270,559.61

MAXIMUM COMBINED GR, OVERHEAD & PROFIT =

\$3,194,529

ACTUAL COMBINED GR, OVERHEAD & PROFIT =

\$1,843,359

O. PROJECT BUDGET - OWNER COSTS

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

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	230,073	0	230,073	0
b. Architecture/Engineering Design Fee \$4,835 /Unit)	357,795	0	357,795	0
c. Architecture Supervision Fee \$1,216 /Unit)	89,953	0	89,953	0
d. Tap Fees	799,052	0	799,052	0
e. Environmental	6,299	0	6,299	0
f. Soil Borings	12,598	0	12,598	0
g. Green Building (Earthcraft, LEED, etc.)	53,598	0	53,598	0
h. Appraisal	6,299	0	6,299	0
i. Market Study	6,299	0	0	0
j. Site Engineering / Survey	151,181	0	151,181	0
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	0	0	0	0
m. Construction Loan Origination Fee	160,888	0	160,888	0
n. Construction Interest (0.0% for 0 months)	4,754,658	0	3,522,280	0
o. Taxes During Construction	0	0	0	0
p. Insurance During Construction	402,629	0	402,629	0
q. Permanent Loan Fee (0.0%)	115,700			
r. Other Permanent Loan Fees	0			
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	0	0	0	0
u. Accounting	10,079	0	10,079	0
v. Title and Recording	55,433	0	55,433	0
w. Legal Fees for Closing	140,000	0	25,000	0
x. Mortgage Banker	15,000	0	0	0
y. Tax Credit Fee	97,107			
z. Tenant Relocation	0			
aa. Fixtures, Furnitures and Equipment	50,000	0	50,000	0
ab. Organization Costs	0			
ac. Operating Reserve	681,463			
ad. Contingency	68,008			
ae. Security	0	0	0	0
af. Utilities	0	0	0	0
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify: Entitlement Legal	138,583	0	138,583	0
(2) Other* specify: Traffic/Utility/Noise/ 3rd Pa	153,701	0	137,953	0
(3) Other* specify: Bond Costs	376,424	0	186,685	0
(4) Other* specify: Equity Bridge Fees	75,702	0	75,702	0
(5) Other* specify: Construction Loan Costs	50,000	0	50,000	0
(6) Other* specify: LIHTC Syndicator Fees	53,000	0	0	0
(7) Other* specify: Lease Up Reserves	128,341	0	0	0
(8) Other* specify: County Fees	359,392	0	329,392	0
(9) Other* specify:	0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))	\$9,599,255	\$0	\$6,851,472	\$0
Subtotal 1 + 2 (Owner + Contractor Costs)	\$34,260,675	\$0	\$31,323,916	\$0
3. Developer's Fees	3,170,000	0	3,000,000	
4. Owner's Acquisition Costs				
Land	0			
Existing Improvements	0	0		
Subtotal 4:	\$0	\$0		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$37,430,675	\$0	\$34,323,916	\$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: \$3,170,854

Proposed Development's Cost per Sq Foot \$373 **Meets Limits**
 Applicable Cost Limit by Square Foot: \$520

Proposed Development's Cost per Unit \$443,117 **Meets Limits**
 Applicable Cost Limit per Unit: \$550,481

P. ELIGIBLE BASIS CALCULATION

Item	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):			
	(A) Cost	"30 % Present Value Credit"		(D) "70 % Present Value Credit"
		(B) Acquisition	(C) Rehab/ New Construction	
1. Total Development Costs	37,430,675	0	34,323,916	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	34,323,916	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			34,323,916	0
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		0	34,323,916	0
7. Applicable Percentage		4.00%	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	\$1,372,957	\$0
			\$1,372,957 Combined 30% & 70% P. V. Credit	

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. Construction/Bridge Loan			\$24,983,000	
2. Reinvestment Proceeds			\$1,683,015	
3. Fairfax County Blueprint			\$4,000,000	
Total Construction Funding:			\$30,666,015	

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	<i>(Whole Numbers only)</i>		Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
			Amount of Funds	Annual Debt Service Cost			
1. Perm Loan			\$11,570,000	\$824,746	6.62%	40	17
2. Fairfax County Blueprint			\$8,000,000	\$0			
3. Reinvestment Proceeds			\$2,218,519	\$0			
4.							
5.							
6.							
7.							
8.							
9.							
10.							
Total Permanent Funding:			\$21,788,519	\$824,746			

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

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

Q. SOURCES OF FUNDS

4. Subsidized Funding

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

5. Recap of Federal, State, and Local Funds

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

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	\$18,930,000
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	Virginia Housing REACH Funds	\$0
g.	HOME Funds	\$0
h.	Choice Neighborhood	\$0
i.	National Housing Trust Fund	\$0
j.	Virginia Housing Trust Fund	\$0
k.	Other:	\$0
l.	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: **55.15%**

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

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

[Empty text box for describing credit enhancements]

8. Other Subsidies **Action:** Provide documentation (**Tab Q**)

a. **FALSE** Real Estate Tax Abatement on the increase in the value of the development.

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

c. **FALSE** Other [Empty text box]

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

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. Housing Opportunity Tax Credit Request (paired with 4% credit requests only)				
Amount of State HOTC	\$0	x Equity \$	\$0.000	= \$0
c. Equity that Sponsor will Fund:				
i. Cash Investment	\$0			
ii. Contributed Land/Building	\$0			
iii. Deferred Developer Fee	\$2,636,610	(Note: Deferred Developer Fee cannot be negative.)		
iv. 45L Credit Equity	\$0			
v. Other: Solar Investment Equity	\$99,750			
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	<u>\$2,736,360</u>			

2. Equity Gap Calculation

a. Total Development Cost	\$37,430,675	
b. Total of Permanent Funding, Grants and Equity	\$24,524,879	-
c. Equity Gap	\$12,905,796	
d. Developer Equity	\$1,288	-
e. Equity gap to be funded with low-income tax credit proceeds	<u>\$12,904,508</u>	

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	▶ Hudson Housing Capital		
Contact Person:		Phone:	
Street Address:			
City:		State:	
Zip:			
b. Syndication Equity			
i. Anticipated Annual Credits	\$1,372,957.00		
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.940		
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	\$1,372,820		
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$12,904,508		
c. Syndication:	Private		
d. Investors:	Corporate		

4. Net Syndication Amount	<u>\$12,904,508</u>
Which will be used to pay for Total Development Costs	

5. Net Equity Factor	<u>94.0000202472%</u>
Must be equal to or greater than 85%	

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 Virginia Housing to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, Virginia Housing at all times retains the right to substitute such information and assumptions as are determined by Virginia Housing 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 Virginia Housing for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1. Total Development Costs		<u>\$37,430,675</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$24,524,879</u>
3. Equals Equity Gap		<u>\$12,905,796</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>94.0000202472%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$13,729,567</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$1,372,957</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$1,372,957</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$1,372,957</u>
	For 70% PV Credit:	<u>\$0</u>
Credit per LI Units	<u>\$18,553.4730</u>	
Credit per LI Bedroom	<u>\$10,726.2266</u>	
	Combined 30% & 70% PV Credit Requested	<u>\$1,372,957</u>

9. **Action:** Provide Attorney’s Opinion using Virginia Housing template **(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		\$130,201
Plus Other Income Source (list):	Laundry/ Water/Sewer/ Fees	\$7,500
Equals Total Monthly Income:		\$137,701
Twelve Months		x12
Equals Annual Gross Potential Income		\$1,652,412
Less Vacancy Allowance	5.0%	\$82,621
Equals Annual Effective Gross Income (EGI) - Low Income Units		\$1,569,791

Warning: Documentation must be submitted to support vacancy rate of less than 7%.

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	7.0%	\$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	\$1,569,791
b.	Annual EGI Market Units	\$0
c.	Total Effective Gross Income	\$1,569,791
d.	Total Expenses	\$616,510
e.	Net Operating Income	\$953,281
f.	Total Annual Debt Service	\$824,746
g.	Cash Flow Available for Distribution	\$128,535

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	1,569,791	1,601,187	1,633,211	1,665,875	1,699,193
Less Oper. Expenses	616,510	635,005	654,055	673,677	693,887
Net Income	953,281	966,182	979,156	992,198	1,005,305
Less Debt Service	824,746	824,746	824,746	824,746	824,746
Cash Flow	128,535	141,436	154,410	167,452	180,559
Debt Coverage Ratio	1.16	1.17	1.19	1.20	1.22

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	1,733,177	1,767,840	1,803,197	1,839,261	1,876,046
Less Oper. Expenses	714,704	736,145	758,230	780,976	804,406
Net Income	1,018,472	1,031,695	1,044,967	1,058,284	1,071,640
Less Debt Service	824,746	824,746	824,746	824,746	824,746
Cash Flow	193,726	206,949	220,221	233,538	246,894
Debt Coverage Ratio	1.23	1.25	1.27	1.28	1.30

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	1,913,567	1,951,838	1,990,875	2,030,693	2,071,306
Less Oper. Expenses	828,538	853,394	878,996	905,366	932,527
Net Income	1,085,029	1,098,444	1,111,879	1,125,327	1,138,780
Less Debt Service	824,746	824,746	824,746	824,746	824,746
Cash Flow	260,283	273,698	287,133	300,581	314,034
Debt Coverage Ratio	1.32	1.33	1.35	1.36	1.38

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

U. Building-by-Building Information

Must Complete

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

Number of BINS: 1

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

Bldg #	BIN if known	NUMBER OF		Please help us with the process: DO NOT use the CUT feature DO NOT SKIP LINES BETWEEN BUILDINGS				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			
		Street Address 1	Street Address 2	City	State	Zip																
1.		74	0	12040 Government Center Parkway		Fairfax	VA	22035					\$0	\$34,323,916	05/01/26	4.00%	\$1,372,957					\$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

74 0 If development has more than 35 buildings, contact Virginia Housing.

Totals from all buildings

\$0

\$34,323,916

\$0

\$0

\$1,372,957

\$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 Virginia Housing and its assigns against all losses, costs, damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to Virginia Housing'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 Virginia Housing 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 Virginia Housing 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 Virginia Housing 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, Virginia Housing 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 Virginia Housing 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 Virginia Housing 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 Virginia Housing 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 agrees to provide disclosure to all tenants of the availability of Renter Education provided by Virginia Housing.
- 16. that undersigned waives the right to pursue a Qualified Contract on this development.
- 17. 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 Virginia Housing's inability to process the application. The original or copy of this application may be retained by Virginia Housing, 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: RGC2 Northwest 4 Owner LLC
By: RGC2 Northwest 4 MM LLC

By: 
 Its: Russell Condas, Vice President
 (Title)

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all Virginia Housing 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:	Benjamin I. Kasdan
Virginia License#:	401018390
Architecture Firm or Company:	KTGY Group, Inc.

By: 

Its: Principal

January 23, 2024 (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 Virginia Housing'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. Items 5f and 5g require a numeric value to be entered.

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

MANDATORY ITEMS:

- a. Signed, completed application with attached tabs in PDF format
- b. Active Excel copy of application
- c. Partnership agreement
- d. SCC Certification
- e. Previous participation form
- f. Site control document
- g. RESNET Certification
- h. Attorney's opinion
- i. Nonprofit questionnaire (if applicable)
- j. Appraisal
- k. Zoning document
- l. Universal Design Plans
- m. List of LIHTC Developments (Schedule A)

Included		Score
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y, N, N/A	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Y	Y or N	0
Total:		0.00

1. READINESS:

- a. Virginia Housing notification letter to CEO (via Locality Notification Information App)
- b. Local CEO Opposition Letter
- c. Plan of development
- d. Location in a revitalization area based on Qualified Census Tract
- e. Location in a revitalization area with resolution
- f. Location in a Opportunity Zone

Y	0 or -50	0.00
N	0 or -25	0.00
N	0 to 10	0.00
N	0 or 10	0.00
N	0 or 15	0.00
N	0 or 15	0.00
Total:		0.00

2. HOUSING NEEDS CHARACTERISTICS:

- a. Sec 8 or PHA waiting list preference
- b. Existing RD, HUD Section 8 or 236 program
- c. Subsidized funding commitments
- d. Tax abatement on increase of property's value
- e. New project based rental subsidy (HUD or RD)
- f. Census tract with <12% poverty rate
- g. Development provided priority letter from Rural Development
- h. Dev. located in area with increasing rent burdened population

Y	0 or up to 5	5.00
N	0 or 20	0.00
0.00%	Up to 40	0.00
N	0 or 5	0.00
N	0 or 10	0.00
10%	0, 20, 25 or 30	25.00
N	0 or 15	0.00
Y	Up to 20	20.00
Total:		50.00

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)			43.40
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	N	0 or 50	0.00
or c. HUD 504 accessibility for 10% of units	N	0 or 20	0.00
d. Provides approved resident services or eligible childcare services	N	0 or 15	0.00
e. Provides telephonic or virtual health services	N	0 or 15	0.00
f. Proximity to public transportation	Y10	0, 10 or 20	10.00
g. Development will be Green Certified	Y	0 or 10	10.00
h. Units constructed to meet Virginia Housing's Universal Design standards	0%	Up to 15	0.00
i. Developments with less than 100 low income units	Y	up to 20	10.40
j. Historic Structure eligible for Historic Rehab Credits	N	0 or 5	0.00
Total:			<u>73.80</u>

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$152,100	\$73,800

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	13.51%	Up to 15	0.00
c. Units with rent and income 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)	10.81%	Up to 10	10.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	10.81%	Up to 50	10.81
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	10.81%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	10.81%	Up to 50	0.00
Total:			<u>20.81</u>

5. SPONSOR CHARACTERISTICS:

a. Experienced Sponsor - 1 development in Virginia	Y	0 or 5	5.00
b. Experienced Sponsor - 3 developments in any state	Y	0 or 15	15.00
c. Developer experience - uncorrected life threatening hazard	N	0 or -50	0.00
d. Developer experience - noncompliance	N	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0	0 or -50 per item	0.00
g. Developer experience - termination of credits by Virginia Housing	N	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
i. Developer experience - more than 2 requests for Final Inspection	0	0 or -5 per item	0.00
j. Socially Disadvantaged Principal owner 25% or greater	N	0 or 5	0.00
k. Management company rated unsatisfactory	N	0 or -25	0.00
l. Experienced Sponsor partnering with Local Housing Authority pool applicant	N	0 or 5	0.00
Total:			<u>20.00</u>

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 200	89.00
b. Cost per unit		Up to 100	36.02
Total:			<u>125.02</u>

7. BONUS POINTS:

a. Extended Use Restriction	35 Years	40 or 50	50.00
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 30	30.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
f. Team member with Diversity, Equity and Inclusion Designation	N	0 or 5	0.00
g. Commitment to electronic payment of fees	Y	0 or 5	5.00
h. Zero Ready or Passive House certification from prior allocation	N	0 or 20	0.00
Total:			<u>85.00</u>

400 Point Threshold - all 9% Tax Credits
 300 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 374.63

Enhancements:

All units have:	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance materials	40	38.40
c. Sub metered water expense	5	0.00
d. Watersense labeled faucets, toilets and showerheads	3	0.00
e. Rehab only: Infrastructure for high speed internet/broadband	1	0.00
f. N/A for 2022	0	0.00
g. Each unit provided free individual high speed internet access	10	0.00
h. Each unit provided free individual WiFi	12	0.00
i. Bath Fan - Delayed timer or continuous exhaust	3	0.00
j. Baths equipped with humidistat	3	0.00
k. Cooking Surfaces equipped with fire prevention features	4	0.00
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	0.00
r. % of renewable energy electric systems	10	0.00
s. New Construction: Balcony or patio	4	0.00
		<u>43.40</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
w. Shelf or Ledge at entrance within interior hallway	2	0.00
		<u>0.00</u>
Total amenities:		<u>43.40</u>

X.

Development Summary

Summary Information

2024 Low-Income Housing Tax Credit Application For Reservation

Deal Name: Residences at Government Center 2 - NW4

Cycle Type: 4% Tax Exempt Bonds Credits **Requested Credit Amount:** \$1,372,957
Allocation Type: 0 **Jurisdiction:** Fairfax County
Total Units: 74 **Population Target:** General
Total LI Units: 74
Project Gross Sq Ft: 87,793.00 **Owner Contact:** Nicholas Bracco
Green Certified? TRUE

Total Score
374.63

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$21,788,519	\$294,439	\$248	\$824,746
Grants	\$0	\$0		
Subsidized Funding	\$0	\$0		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$22,818,061	\$308,352	\$260	60.96%
General Req/Overhead/Profit	\$1,843,359	\$24,910	\$21	4.92%
Other Contract Costs	\$0	\$0	\$0	0.00%
Owner Costs	\$9,599,255	\$129,720	\$109	25.65%
Acquisition	\$0	\$0	\$0	0.00%
Developer Fee	\$3,170,000	\$42,838	\$36	8.47%
Total Uses	\$37,430,675	\$505,820		

Total Development Costs	
Total Improvements	\$34,260,675
Land Acquisition	\$0
Developer Fee	\$3,170,000
Total Development Costs	\$37,430,675

Proposed Cost Limit/Sq Ft: \$373
Applicable Cost Limit/Sq Ft: \$520
Proposed Cost Limit/Unit: \$443,117
Applicable Cost Limit/Unit: \$550,481

Income	
Gross Potential Income - LI Units	\$1,652,412
Gross Potential Income - Mkt Units	\$0
Subtotal	\$1,652,412
Less Vacancy %	5.00%
Effective Gross Income	\$1,569,791

Rental Assistance? FALSE

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	30
# of 2BR	34
# of 3BR	10
# of 4+ BR	0
Total Units	74

Expenses		
Category	Total	Per Unit
Administrative	\$198,574	\$2,683
Utilities	\$62,900	\$850
Operating & Maintenance	\$133,036	\$1,798
Taxes & Insurance	\$199,800	\$2,700
Total Operating Expenses	\$594,310	\$8,031
Replacement Reserves	\$22,200	\$300
Total Expenses	\$616,510	\$8,331

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	8	8
50% AMI	0	0
60% AMI	58	58
>60% AMI	8	8
Market	0	0

Income Averaging? TRUE

Cash Flow	
EGI	\$1,569,791
Total Expenses	\$616,510
Net Income	\$953,281
Debt Service	\$824,746
Debt Coverage Ratio (YR1):	1.16

Extended Use Restriction? 50

Y. Efficient Use of Resources

Credit Points for 9% Credits:

If the Combined Max Allowable Credits is \$500,000 and the annual credit requested is \$200,000, you are providing a 60% savings for the program. This deal would receive all 200 credit points.

For another example, the annual credit requested is \$300,000 or a 40% savings for the program. Using a sliding scale, the credit points would be calculated by the difference between your savings and the desired 60% savings. Your savings divided by the goal of 60% times the max points of 200. In this example, $(40\%/60\%) \times 200$ or 133.33 points.

Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	\$1,372,957
Credit Requested	\$1,372,957
% of Savings	0.00%
Sliding Scale Points	89

Cost Points:

If the Applicable Cost by Square foot is \$238 and the deal’s Proposed Cost by Square Foot was \$119, you are saving 50% of the applicable cost. This deal would receive all 100 cost points.

For another example, the Applicable Cost by SqFt is \$238 and the deal’s Proposed Cost is \$153.04 or a savings of 35.70%. Using a sliding scale, your points would be calculated by the difference between your savings and the desired 50% savings. Your savings divided by the goal of 50% times the max points 100. In this example, $(35.7\%/50\%) \times 100$ or 71.40 points.

Total Costs Less Acquisition	\$37,430,675	
Total Square Feet	87,793.00	
Proposed Cost per SqFt	\$426.35	
Applicable Cost Limit per Sq Ft	\$520.00	
% of Savings	18.01%	
Total Units	74	
Proposed Cost per Unit	\$505,820	
Applicable Cost Limit per Unit	\$550,481	
% of Savings	8.11%	
Max % of Savings	18.01% Sliding Scale Points	36.02

Tab A:

Partnership or Operating Agreement, including
Org Chart with percentages of ownership interest

**OPERATING AGREEMENT
OF
RGC2 NORTHWEST 4 OWNER LLC**

This Operating Agreement (the “*Agreement*”) of RGC2 Northwest 4 Owner LLC (the “*Company*”), a limited liability company organized pursuant to Chapter 12 of Title 13.1 of the Code of Virginia (the “*Act*”), is entered into by: RGC2 Northwest 4 MM LLC, a Delaware limited liability company, as the managing member of the Company (the “*Member*”).

1. **Purpose and Powers.** The purpose of the Company is to serve as the owner of the development and property commonly known as Residences at Government Center II, located in Fairfax County, Virginia (the “*Project*”), and to undertake any other activity which a limited liability company may lawfully undertake under the Act.

2. **Separateness.** The Company will conduct its business and operations in its own name and will maintain books and records and bank accounts separate from those of any other person or entity.

3. **Management.** The Company will be member-managed. Each action of the Company will require the written consent of the Member. The Member will exercise exclusive control over the Company. The Member may appoint officers and agents for the Company and give them such titles and powers as the Member may choose. Any action taken by an officer or agent of the Company in the name of the Company and with such proper authorization of the Member, will be an action of the Company.

4. **Members and Interests.** The Member, its title, interests in the Company (the “*Interests*”), and capital contributions to the Company (the “*Capital Contributions*”) are as follows:

<u>Name</u>	<u>Title</u>	<u>Interest</u>	<u>Capital Contribution</u>
RGC2 Northwest 4 MM LLC	Managing Member	100%	\$100.00

The Member is not obligated to make additional Capital Contributions to the Company.

5. **Allocations and Distributions.** Except for any special allocations required to comply with applicable tax laws, all profits, gains, losses, and credits for tax purposes, net cash flow from normal operations, net proceeds from capital transactions, and all other distributions will be allocated to the Member, pro rata in accordance with its Interests.

6. **Dissolution.** The Company will dissolve upon the first to occur of (i) the sale or other disposition of all or substantially all of the Company’s property and the Company’s receipt of all or substantially all of the proceeds thereof, or (ii) the determination of the Member to dissolve.

7. **Fiscal Year.** The fiscal year of the Company will be the calendar year.

8. **No Liability of Member and Others.** The Member and its agents and any officers and agents of the Company will not be liable for the Company’s liabilities, debts or obligations, all of which will be the sole obligation of the Company. The failure by the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement will not be grounds for imposing personal liability on the Member or any officer.

9. **Indemnification.** The Company will indemnify and defend the Member and its agents

and any officers and agents of the Company, from and against all costs, losses, liabilities and damages incurred by or asserted against any such person in connection with the Company's business to the fullest extent provided or allowed by law.

10. **Amendment.** This Agreement may be amended only by written instrument executed by the Member and indicating an express intention to amend this instrument.

11. **Governing Law.** This Agreement will be interpreted, construed and enforced in accordance with the laws of the Commonwealth of Virginia.

The undersigned has executed this Agreement effective as of January 5, 2024.

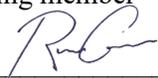
[signature page follows]

[signature page to Operating Agreement of RGC2 Northwest 4 Owner LLC]

MANAGING MEMBER:

RGC2 NORTHWEST 4 OWNER LLC,
a Virginia limited liability company

By: RGC2 Northwest 4 MM LLC,
a Delaware limited liability company
its managing member

By: 

Russell Condas, Vice President

RECORD OF ACTION IN WRITING OF
THE MANAGERS AND THE MAJORITY MEMBERS OF
RGC2 NORTHWEST 4 MM LLC

Pursuant to the Operating Agreement of RGC2 Northwest 4 MM LLC (the "**Operating Agreement**"), the undersigned, being the managers and the majority members of RGC2 Northwest 4 MM LLC, a Delaware limited liability company (the "**Company**"), waive any notice that may otherwise be required under the Operating Agreement and hereby take, consent to and approve the following actions, as of January 23, 2024 (the "**Effective Date**"):

WHEREAS, capitalized terms used herein, unless otherwise defined herein, shall have the meaning given to them in the Operating Agreement;

WHEREAS, the Company is the managing member of RGC2 Northwest 4 Owner LLC, a Virginia limited liability company (the "**Applicant**");

WHEREAS, the Applicant desires to apply to the Virginia Housing Development Authority ("**VHDA** ") for certain affordable housing tax credits in connection with the Residences at Government Center II project ("**Tax Credits**");

WHEREAS, certain Managers of the Company may not be available to execute various documents in connection with the Applicant's application to VHDA for Tax Credits, and the undersigned Managers wish to authorize Russell Condas, in his capacity as Vice President of the Company, or any other officer of the Company, to execute documents for the Company on behalf of the Applicant to effect such application; and

NOW, THEREFORE, BE IT RESOLVED, that the Managers, unanimously, hereby authorize Russell Condas, acting alone in his capacity as Vice President of the Company, or any other officer of the Company, to execute for the Company on behalf of the Applicant any and all documents necessary or advisable for the Applicant to apply to VHDA for Tax Credits in connection with the Residences at Government Center II project;

BE IT FURTHER RESOLVED, that the foregoing authorization of Russell Condas to act for the Company on behalf of the Applicant, or any other officer of the Company on behalf of the Applicant, shall include, without limitation, the authority to execute and deliver for the Company (1) any application to VHDA for Tax Credits on behalf of the Applicant and (2) any certificates, affidavits, instructions or other documents, instruments or agreements necessary or advisable to complete the application to VHDA and/or to complete the processing and receipt of the Tax Credits, in each case with such modifications or additions thereto as he deems fit, and the execution of any such.

[Signature page follows immediately]

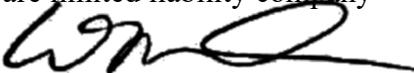
IN WITNESS WHEREOF, the undersigned have executed this Record of Action in Writing of Managers of the Company as of the Effective Date.

MAJORITY MEMBERS:

JEM FAMILY HOLDINGS LLC,
a Delaware limited liability company

By: 
Jeremy Bronfman, President

WM RGC2 NORTHWEST 4 LLC,
a Delaware limited liability company

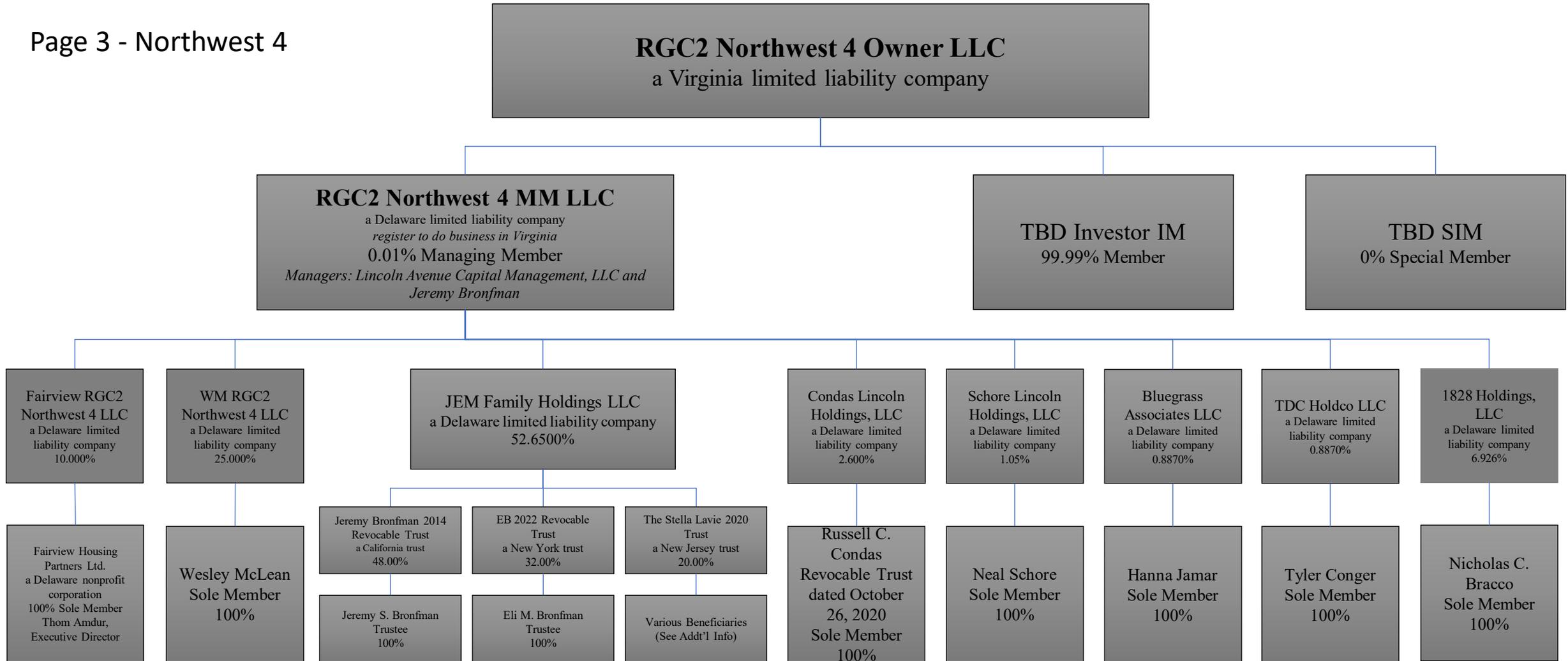
By: 
Wesley McLean, Sole Member

MANAGERS:

LINCOLN AVENUE CAPITAL MANAGEMENT, LLC,
a Delaware limited liability company

By: 
Jeremy Bronfman, President


JEREMY BRONFMAN, an individual



Additional Information

Jeremy Bronfman 2014 Revocable Trust

Beneficiary and Trustee: Jeremy Bronfman

EB 2022 Revocable Trust

Beneficiary and Trustee: Eli Bronfman

The Stella Lavie 2020 Trust

Beneficiary

Joint Descendants of Melanie and Matthew Bronfman

Trustee

Matthew Bronfman and Almog Geva

Russell C. Condas Revocable Trust dated October 26, 2020

Beneficiary

Primary Beneficiary:

Elizabeth K. Condas Revocable Trust dated October 26, 2020

Secondary Beneficiary:

Coleman J. Condas and any future siblings

Trustee

Russell C. Condas

Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, March 2, 2023

This is to certify that the certificate of organization of

RGC2 Northwest 4 Owner LLC

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

Effective date: March 2, 2023



STATE CORPORATION COMMISSION

Attest:

A handwritten signature in cursive script, appearing to read "Bernard J. St. John".

Clerk of the Commission



**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

Office of the Clerk

March 2, 2023

Foreign Fulfillment
251 Little Falls Drive
Wilmington, DE, 19808

RECEIPT

RE: RGC2 Northwest 4 Owner LLC
ID: 11507917
FILING NO: 2303025576940
WORK ORDER NO: 202303023594477

Dear Customer:

This is your receipt for \$100.00 to cover the fee for filing articles of organization for a limited liability company with this office.

The effective date of the certificate of organization is March 2, 2023.

If you have any questions, please call (804) 371-9733 or toll-free 1-866-722-2551.

Sincerely,

Bernard J. Logan
Clerk of the Commission

Delivery Method: Email

**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

AT RICHMOND, MARCH 2, 2023

The State Corporation Commission has found the accompanying articles of organization submitted on behalf of

RGC2 Northwest 4 Owner LLC

to comply with the requirements of law, and confirms payment of all required fees. Therefore, it is ORDERED that this

CERTIFICATE OF ORGANIZATION

be issued and admitted to record with the articles of organization in the Office of the Clerk of the Commission, effective March 2, 2023.

The limited liability company is granted the authority conferred on it by law in accordance with the articles of organization, subject to the conditions and restrictions imposed by law.

STATE CORPORATION COMMISSION

By

A handwritten signature in black ink, appearing to read "Jehmal T. Hudson", with a long horizontal flourish extending to the right.

Jehmal T. Hudson
Commissioner

Limited Liability Company - Articles of Organization

Entity Information

Entity Name: RGC2 Northwest 4 Owner LLC Entity Type: Limited Liability Company

Business Type

Industry Code: 0 - General

Duration

Perpetual(forever)

Registered Agent Information

RA Type: Entity

Locality: RICHMOND CITY

RA Qualification: N/A

Name: CORPORATION SERVICE
COMPANY

Email Address: N/A

The company's initial registered office address, including the street and number, if any, which is identical to the business office of the initial registered agent, is:

Registered Office Address: 100 Shockoe Slip Fl 2,
Richmond, VA, 23219 -
4100, USA

Contact Number: N/A

Principal Office Address

Address: 401 Wilshire Blvd, Santa Monica, CA, 90401, USA

Principal Information

Management Structure: N/A

Signature Information

Date Signed: 03/02/2023

Executed in the name of the limited liability company by:

Printed Name	Signature	Title
Craig Clark	Craig Clark	Organizer

Tab C:

Principal's Previous Participation Certification
(MANDATORY)



Previous Participation Certification

Development Name:

Name of Applicant (entity):

The undersigned, being duly authorized to sign on behalf of the Applicant, provide this Certification with the understanding that Virginia Housing intends to rely upon the statements made herein for the purpose of awarding and allocating federal low-income housing tax credits.

The following terms shall be defined as follows for the purpose of this Certification:

- "Principal" has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification.
- "Participant" means the Principals of the Owner who will participate in the ownership of the Development identified above and includes Principals who may not be required to be individually listed within a Schedule A attached hereto.

Accordingly, I **hereby certify the following:**

1. All the statements made within this Certification 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, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.
2. During any time that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee.
3. During any time that any of the Participants were Principals in an owner(s) of any multifamily rental property, no such owner(s) was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company.
4. That at no time have any Participants listed in this certification been required to turn in a property to the investor or been removed from a multifamily rental property ownership structure.

5. 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 such property.
7. None of the Participants has been convicted of a felony and is not presently 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.
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 employee or a member of the immediate household of any Virginia Housing employee.
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 of the owner of 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.

A handwritten signature in blue ink, appearing to be 'R. G.', written in a cursive style.

Signature

Printed Name

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

Tab D:

List of LIHTC Developments (Schedule A)
(MANDATORY)

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

1st PAGE TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 A Schedule A is required for every individual that makes up the GP or Managing Member - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Jeremy Bronfman 2014 Revocable Trust 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 Caroline Arms 6457 Fort Caroline Rd Jacksonville FL 32277	Caroline Arms Preservation, Ltd. 424-222-8265	Y	204	204	12/31/2018	3/19/2021	N
2 Jubilee Courtyards 119 S Redland Rd. Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	Y	98	98	9/15/2019	8/18/2020	N
3 Monaco Arms 10415 Monaco Dr Jacksonville FL 32218	Monaco Arms Preservation, Ltd 424-222-8265	Y	156	156	2/1/2020	8/17/2021	N
4 Prospect Park 5500 NW 31st Ave Fort Lauderdale FL 33309	Prospect Park Preservation, Ltd 424-222-8265	Y	125	124	7/31/2020	11/12/2021	N
5 Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	Y	160	160	8/15/2019	3/19/2021	N
6 Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	Y	131	131	5/25/2021	3/9/2023	N
7 Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	Y	228	228	11/9/2021	4/4/2023	N
8 Riverwalk II 301 SE 6th Ave Homestead FL 33030	Riverwalk II Preservation Ltd 424-222-8265	Y	112	112	5/14/2021	8/17/2023	N
9 Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	Y	240	240	12/21/2021	10/16/2023	N
10 Park City 845 NW 155th Ln, Miami FL, 33169	Park City Preservation, Ltd. 424-222-8265	Y	180	180	5/31/2021	10/17/2023	N
11 Malibu Bay 750 Malibu Bay Drive, West Palm Beach, FL 33401	Malibu Bay Preservation, Ltd. 424-222-8265	Y	264	264	5/1/2021	12/14/2023	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE TOTAL: 1,898 1,897 LIHTC as % of Total Units 100%

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Cameron Creek 1720 NW 3rd Terrace Florida City FL 33034	Cameron Creek Preservation, Ltd. 424-222-8265	Y	148	148	12/31/2018	12/18/2019	N
2	Caroline Arms 6457 Fort Caroline Rd Jacksonville FL 32277	Caroline Arms Preservation, Ltd. 424-222-8265	Y	204	204	12/31/2018	3/19/2021	N
3	Douglas Pointe 3830 NW 183rd St Miami Gardens FL 33055	Douglas Pointe Preservation, Ltd. 424-222-8265	Y	176	176	12/31/2018	1/15/2020	N
4	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	Y	98	98	9/15/2019	8/18/2020	N
5	Logan Heights 1000 Logan Heights Cir Sanford FL 32773	Logan Heights Preservation LP 424-222-8265	Y	360	360	12/27/2018	3/30/2020	N
6	Monaco Arms 10415 Monaco Dr Jacksonville FL 32218	Monaco Arms Preservation, Ltd. 424-222-8265	Y	156	156	2/1/2020	8/17/2021	N
7	Prospect Park 5500 NW 31st Ave Fort Lauderdale FL 33309	Prospect Park Preservation, Ltd. 424-222-8265	Y	125	124	7/31/2020	11/12/2021	N
8	Timber Sound 4963 Raleigh St Orlando FL 32811	Timber Sound Preservation LP 424-222-8265	Y	240	240	12/1/2018	8/16/2019	N
9	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	Y	160	160	8/15/2019	3/19/2021	N
10	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	Y	131	131	5/25/2021	3/9/2023	N
11	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	Y	228	228	11/9/2021	4/4/2023	N
12	Riverwalk II 301 SE 6th Ave Homestead FL 33030	Riverwalk II Preservation Ltd 424-222-8265	Y	112	112	5/14/2021	8/17/2023	N
13	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	Y	240	240	12/21/2021	10/16/2023	N
14	Park City 845 NW 155th Ln, Miami FL 33169	Park City Preservation, Ltd. 424-222-8265	Y	180	180	5/31/2021	10/17/2023	N
15	Malibu Bay 750 Malibu Bay Drive, West Palm Beach, FL 33401	Malibu Bay Preservation, Ltd. 424-222-8265	Y	264	264	5/1/2021	12/14/2023	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 2,822 2,821 LIHTC as % of
100% Total Units

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: EB 2022 Revocable Trust Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
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	Cameron Creek 1720 NW 3rd Terrace Florida City FL 33034	Cameron Creek Preservation, Ltd. 424-222-8265	N	148	148	12/31/2018	12/18/2019	N
2	Caroline Arms 6457 Fort Caroline Rd Jacksonville FL 32277	Caroline Arms Preservation, Ltd. 424-222-8265	N	204	204	12/31/2018	3/19/2021	N
3	Douglas Pointe 3830 NW 183rd St Miami Gardens FL 33055	Douglas Pointe Preservation, Ltd. 424-222-8265	N	176	176	12/31/2018	1/15/2020	N
4	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	N	98	98	9/15/2019	8/18/2020	N
5	Logan Heights 1000 Logan Heights Cir Sanford FL 32773	Logan Heights Preservation LP 424-222-8265	N	360	360	12/27/2018	3/30/2020	N
6	Monaco Arms 10415 Monaco Dr Jacksonville FL 32218	Monaco Arms Preservation, Ltd 424-222-8265	N	156	156	2/1/2020	8/17/2021	N
7	Prospect Park 5500 NW 31st Ave Fort Lauderdale FL 33309	Prospect Park Preservation, Ltd 424-222-8265	N	125	124	7/31/2020	11/12/2021	N
8	Timber Sound 4963 Raleigh St Orlando FL 32811	Timber Sound Preservation LP 424-222-8265	N	240	240	12/1/2018	8/16/2019	N
9	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	N	160	160	8/15/2019	3/19/2021	N
10	Fort Vancouver	Fort Vancouver Preservation,	N	131	131	5/25/2021	3/9/2023	N
11	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
12	Riverwalk II 301 SE 6th Ave Homestead FL 33030	Riverwalk II Preservation Ltd 424-222-8265	N	112	112	5/14/2021	8/17/2023	N
13	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
14	Park City 845 NW 155th Ln, Miami FL, 33169	Park City Preservation, Ltd. 424-222-8265	N	180	180	5/31/2021	10/17/2023	N
15	Malibu Bay 750 Malibu Bay Drive, West Palm Beach, FL 33401	Malibu Bay Preservation, Ltd. 424-222-8265	N	264	264	5/1/2021	12/14/2023	N
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* 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: 2,822 2,821 LIHTC as % of
100% Total Units

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Eli Bronfman Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
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	Cameron Creek 1720 NW 3rd Terrace Florida City FL 33034	Cameron Creek Preservation, Ltd. 424-222-8265	N	148	148	12/31/2018	12/18/2019	N
2	Caroline Arms 6457 Fort Caroline Rd Jacksonville FL 32277	Caroline Arms Preservation, Ltd. 424-222-8265	N	204	204	12/31/2018	3/19/2021	N
3	Douglas Pointe 3830 NW 183rd St Miami Gardens FL 33055	Douglas Pointe Preservation, Ltd. 424-222-8265	N	176	176	12/31/2018	1/15/2020	N
4	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	N	98	98	9/15/2019	8/18/2020	N
5	Logan Heights 1000 Logan Heights Cir Sanford FL 32773	Logan Heights Preservation LP 424-222-8265	N	360	360	12/27/2018	3/30/2020	N
6	Monaco Arms 10415 Monaco Dr Jacksonville FL 32218	Monaco Arms Preservation, Ltd 424-222-8265	N	156	156	2/1/2020	8/17/2021	N
7	Prospect Park 5500 NW 31st Ave Fort Lauderdale FL 33309	Prospect Park Preservation, Ltd 424-222-8265	N	125	124	7/31/2020	11/12/2021	N
8	Timber Sound 4963 Raleigh St Orlando FL 32811	Timber Sound Preservation LP 424-222-8265	N	240	240	12/1/2018	8/16/2019	N
9	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	N	160	160	8/15/2019	3/19/2021	N
10	Fort Vancouver	Fort Vancouver Preservation,	N	131	131	5/25/2021	3/9/2023	N
11	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
12	Riverwalk II 301 SE 6th Ave Homestead FL 33030	Riverwalk II Preservation Ltd 424-222-8265	N	112	112	5/14/2021	8/17/2023	N
13	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
14	Park City 845 NW 155th Ln, Miami FL, 33169	Park City Preservation, Ltd. 424-222-8265	N	180	180	5/31/2021	10/17/2023	N
15	Malibu Bay 750 Malibu Bay Drive, West Palm Beach, FL 33401	Malibu Bay Preservation, Ltd. 424-222-8265	N	264	264	5/1/2021	12/14/2023	N
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* 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: 2,822 2,821 LIHTC as % of
100% Total Units

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

The Stella Lavie 2020 Trust **Controlling GP (CGP) or 'Named' Managing Member of Proposed property?*** N
 Principal's Name: Y or N

1	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"
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 0 0 #DIV/0!
LIHTC as % of
Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Cameron Creek 1720 NW 3rd Terrace Florida City FL 33034	Cameron Creek Preservation, Ltd. 424-222-8265	N	148	148	12/31/2018	12/18/2019	N
2	Caroline Arms 6457 Fort Caroline Rd Jacksonville FL 32277	Caroline Arms Preservation, Ltd. 424-222-8265	N	204	204	12/31/2018	3/19/2021	N
3	Douglas Pointe 3830 NW 183rd St Miami Gardens FL 33055	Douglas Pointe Preservation, Ltd. 424-222-8265	N	176	176	12/31/2018	1/15/2020	N
4	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	N	98	98	9/15/2019	8/18/2020	N
5	Logan Heights 1000 Logan Heights Cir Sanford FL 32773	Logan Heights Preservation LP 424-222-8265	N	360	360	12/27/2018	3/30/2020	N
6	Monaco Arms 10415 Monaco Dr Jacksonville FL 32218	Monaco Arms Preservation, Ltd. 424-222-8265	N	156	156	2/1/2020	8/17/2021	N
7	Prospect Park 5500 NW 31st Ave Fort Lauderdale FL 33309	Prospect Park Preservation, Ltd. 424-222-8265	N	125	124	7/31/2020	11/12/2021	N
8	Timber Sound 4963 Raleigh St Orlando FL 32811	Timber Sound Preservation LP 424-222-8265	N	240	240	12/1/2018	8/16/2019	N
9	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	N	160	160	8/15/2019	3/19/2021	N
10	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
11	Riverwalk II 301 SE 6th Ave Homestead FL 33030	Riverwalk II Preservation Ltd 424-222-8265	N	112	112	5/14/2021	8/17/2023	N
12	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
13	Park City 845 NW 155th Ln, Miami FL 33169	Park City Preservation, Ltd. 424-222-8265	N	180	180	5/31/2021	10/17/2023	N
14	Malibu Bay 750 Malibu Bay Drive, West Palm Beach, FL 33401	Malibu Bay Preservation, Ltd. 424-222-8265	N	264	264	5/1/2021	12/14/2023	N
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* 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: 2,594 2,593 LIHTC as % of
100% Total Units

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Almog Geva Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
 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"
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE TOTAL: 0 0 #DIV/0! LIHTC as % of Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

WM RGC2 Northwest 4 LLC **Controlling GP (CGP) or 'Named' Managing** N
Principal's Name: **Member of Proposed property?*** Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
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1st PAGE
TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Rand Grove / Palatine, IL	Rand Grove Preservation LP 303-870-6332	Y	212	212	9/22/2017	9/22/2017	N
2	Chehalis / Chehalis, WA	Chehalis Preservation LP 303-870-6332	Y	60	60	11/1/2017	11/1/2017	N
3	Parkside / Everett, WA	Parkside Preservation LP 303-870-6332	Y	202	202	12/31/2017	12/31/2017	N
4	Pleasant Valley / Conshohocken, PA	Pleasant Valley Preservation LP 303-870-6332	Y	41	41	12/31/2017	12/31/2017	N
5	Coventry Courty / Spokane, WA	Spokane 2 Preservation LP 303-870-6332	Y	81	81	10/30/2018	10/30/2018	N
6	St Andrews / Spokane, WA	Spokane 2 Preservation LP 303-870-6332	Y	88	88	10/30/2018	10/30/2018	N
7	The Glen at Colonial Heights / Colonial Heights, VA	Colonial Ridge Preservation LP 303-870-6332	Y	100	100	12/31/2018	12/31/2018	N
8	Colonial Ridge / Colonial Heights, VA	Colonial Ridge Preservation LP 303-870-6332	Y	192	192	12/31/2018	12/31/2018	N
9	Rolling Bends I / Atlanta, GA	Rolling Bends I Preservation LP 303-870-6332	Y	164	164	12/1/2018	12/1/2018	N
10	Allen Hills / Atlanta, GA	Allen Hills Preservation LP 303-870-6332	Y	458	458	1/1/2019	1/1/2019	N
11	Bay Country / Cambridge, MD	Bay Preservation LP 303-870-6332	Y	144	144	5/23/2019	5/23/2019	N
12	Rolling Bends II / Atlanta, GA	Rolling Bends II Preservation LP 303-870-6332	Y	190	190	7/3/2019	7/3/2019	N
13	Azalea Woods / Valdosta, GA	Azalea Woods Preservation LP 303-870-6332	Y	81	81	9/30/2019	9/30/2019	N
14	Headen House / St Charles, MD	Headen Preservation LP 303-870-6332	Y	136	136	12/30/2019	12/30/2019	N
15	Huntington / St Charles, MD	Huntington East Preservation LP 303-870-6332	Y	204	204	12/31/2019	12/31/2019	N
16	Calhoun Gardens / Calhoun, GA	Calhoun Gardens Preservation LP 303-870-6332	Y	76	76	6/24/2020	6/24/2020	N
17	Bryn Mawr / Chicago, IL	Bryn Mawr Preservation LP 303-870-6332	Y	100	100	7/31/2020	7/31/2020	N
18	Clarke Gardens / Athens, GA	Clarke Gardens Preservation LP 303-870-6332	Y	100	100	9/15/2020	9/15/2020	N
19	Forsyth Gardens / Forsyth, GA	Forsyth Gardens Preservation LP 303-870-6332	Y	78	78	9/30/2020	9/30/2020	N
20	Catoosa Gardens / Fort Oglethorpe, GA	Catoosa Gardens Preservation LP 303-870-6332	Y	101	101	2/11/2021	2/11/2021	N
21	Athens Gardens / Athens, GA	Athens Gardens Preservation LP 303-870-6332	Y	100	100	2/22/2021	2/22/2021	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 2,908 2,908 **LIHTC as % of**
100% **Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Fairview RGC2 Northwest 4 LLC **Controlling GP (CGP) or 'Named' Managing Member of Proposed property?*** N
 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"
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1st PAGE
TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Thom Amdur, Executive Dir., Fairview Housing Partners, LTD
Principal's Name:

Controlling GP (CGP) or 'Named' Managing Member of Proposed property?* N
 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"
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1st PAGE TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Condas Lincoln Holdings, LLC **Controlling GP (CGP) or 'Named' Managing** N
Principal's Name: **Member of Proposed property?*** Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
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1st PAGE
TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Russell Condas **Principal's Name:** Controlling GP (CGP) or 'Named' Managing Member of Proposed property?* N
 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"
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1st PAGE TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Schore Lincoln Holdings, LLC Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
 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 Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
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1st PAGE TOTAL: 131 131 LIHTC as % of Total Units 100%

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 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.
- 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.
- List only tax credit development experience since 2007 (i.e. for the past 15 years)
- Use separate pages as needed, for each principal.

Principal's Name: Neal Schore Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
 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	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
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1st PAGE TOTAL: 131 131 LIHTC as % of Total Units 100%

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

1828 Holdings, LLC **Controlling GP (CGP) or 'Named' Managing Member of Proposed property?*** N
 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"
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1st PAGE
TOTAL: 0 0 #DIV/0!
LIHTC as % of
Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Nicholas C. Bracco **Principal's Name:** Controlling GP (CGP) or 'Named' Managing Member of Proposed property?* N
 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"
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1st PAGE
TOTAL: 0 0 #DIV/0!
LIHTC as % of
Total Units

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Lincoln Avenue Capital Management, LLC
Principal's Name:

Controlling GP (CGP) or 'Named' Managing Member of Proposed property?* N
 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"
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1st PAGE TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

LACM Associates LLC **Controlling GP (CGP) or 'Named' Managing Member of Proposed property?*** N
 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"
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1st PAGE TOTAL: 0 0 #DIV/0! **LIHTC as % of Total Units**

ADD ADDITIONAL PROPERTIES USING NEXT TAB

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member of 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	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	N	160	160	8/15/2019	3/19/2021	N
2	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
3	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
4	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
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1st PAGE
TOTAL: 759 759

LIHTC as % of
 100% **Total Units**

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member of 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	Westview Gardens 2351 NW 119th St Miami FL 33167	Westview Garden Preservation, Ltd. 424-222-8265	N	160	160	8/15/2019	3/19/2021	N
2	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
3	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
4	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 759 759

LIHTC as % of
 100% **Total Units**

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member of 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	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	N	98	98	9/15/2019	8/18/2020	N
2	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
3	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
4	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 697 697

LIHTC as % of
 100% **Total Units**

List of LIHTC Developments (Schedule A)



Development Name: Residences at Government Center 2 - NW4
 Name of Applicant: RGC2 Northwest 4 Owner LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an **uncorrected** 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2007 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

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

Development #	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member of 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	Jubilee Courtyards 119 S Redland Rd Homestead FL 33034	Jubilee Courtyards Preservation, Ltd. 424-222-8265	N	98	98	9/15/2019	8/18/2020	N
2	Fort Vancouver 2509 Columbia St # 101 Vancouver WA 98660	Fort Vancouver Preservation, LLC 424-222-8265	N	131	131	5/25/2021	3/9/2023	N
3	Whittell Pointe 1855 Selmi Drive Reno NV 89512	Whittell Pointe Preservation LP 424-222-8265	N	228	228	11/9/2021	4/4/2023	N
4	Lexington Club 1200 S Missouri Ave, Clearwater, FL 33756	Lexington Club Preservation, Ltd. 424-222-8265	N	240	240	12/21/2021	10/16/2023	N
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 697 697

LIHTC as % of
 100% **Total Units**

Previous Participation Certification continued

Residences at Government Center 2 - NW4

	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								
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2nd PAGE TOTAL: 0 0
 GRAND TOTAL: 0 0 #DIV/0! LIHTC as % of Total Unit

Tab E:

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

OPTION TO LEASE

(Residences at Government Center II - 4% North Project)

This Option to Lease (the “Option”) is dated March 10, 2023, by and between FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, a subdivision of the Commonwealth of Virginia, whose business address is 12000 Government Center Parkway, Fairfax, Virginia 22035 (“Landlord” or “FCRHA”) and RGC2 NORTHWEST 4 OWNER LLC, a Virginia limited liability company (“LAC4-North”, and its permitted successors and assigns hereinafter referred to as, Tenant) having an office at c/o Lincoln Avenue Capital, 401 Wilshire Boulevard, Suite 1070, Santa Monica, CA 90401.

WHEREAS, Landlord owns certain real property in fee simple, identified as 4.532-acre property located along Government Center Parkway, in the Braddock Magisterial District, having Fairfax County Tax Map number 56-1 ((15)), parcel 14B, and intends to lease a portion of that real property, such real property being more particularly identified on Exhibit A, attached hereto and made a part hereof (the “Premises”);

WHEREAS, in order to finance in part the design, development and construction of a portion of one building (anticipated to be a condominium unit in such building with such condominium regime imposed on the leasehold interest of the Tenant and acknowledged by the Landlord), such portion consisting of approximately 74 units and certain amenities, facilities, related uses and improvements (the “Project”) on the Premises, Tenant shall apply for tax credits (“Tax Credits”) pursuant to the Virginia Housing Development Authority’s Federal Low Income Housing Tax Credit Program Application (the “Application”);

WHEREAS, Landlord wishes to grant Tenant an option to lease the Premises under a long-term ground lease, the form of which has been agreed to by Landlord and Tenant (the “Ground Lease”) and Tenant wishes to accept the option.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Option. Landlord, upon Tenant’s receipt of an award of Tax Credits and in consideration of \$1.00, which shall be non-refundable, paid by Tenant to Landlord, receipt of which is hereby acknowledged, grants to Tenant the exclusive right and option to lease the Premises on the following terms and conditions. If Tenant does not receive an award of Tax Credits pursuant to the Application by the Expiration Date (defined below), this Option will automatically terminate.
2. Option Period. The term of this Option shall commence on the date first written above and continue until 5:00 p.m. on December 1, 2024 (the “Expiration Date”). If the Application is not approved for Tax Credits in 2024, Tenant shall have the right to re-apply for Tax Credits in calendar year 2025 by sending written notice to Landlord and, in such event, this

Option shall remain in full force and effect until December 1, 2025 (such later date, the "Extended Expiration Date").

3. Ground Lease. Tenant shall be permitted to assign and encumber its leasehold interest under the Ground Lease, in accordance with the terms of the Ground Lease, as security for debt financing for the Project. This Option shall not be recorded; however, a memorandum of the Ground Lease is expected to be recorded or memorialized in the appropriate office of public records, in accordance with the laws of the Commonwealth of Virginia. All costs of transfer and such recordation will be borne by Tenant. The initial Base Rent, as defined in the Ground Lease, for the term of the Ground Lease shall be in an amount equal to Ten and 00/100 Dollars (\$10.00

4. Exercise of Option. Tenant may exercise this Option by giving Landlord written notice, signed by Tenant, on or before the Expiration Date (or Extended Expiration Date, if applicable), subject to the approval and requirements of the FCRHA as set forth in that certain Contract to Ground Lease of even date herewith, that certain Guaranty, and such other documents as are required by the FCRHA.

5. Proof of Title. Tenant may, at Tenant's expense, obtain a title commitment for the issuance of a leasehold insurance policy for the Premises. Tenant shall deliver a copy of any such commitment to Landlord.

6. Failure to Exercise Option. If Tenant does not exercise this Option in accordance with its terms and before the Expiration Date (or Extended Expiration Date, if applicable), this Option and the rights of Tenant hereunder will automatically and immediately terminate without notice. If Tenant fails to exercise this Option, Landlord will retain the sum paid as consideration for this Option.

7. Notices. All notices provided for in this Option will be deemed to have been duly given or served as follows: (a) by personal delivery (with receipt acknowledged), (b) delivered by reputable, national overnight delivery service (with its confirmatory receipt therefor), next business day delivery specified, or (c) sent by registered or certified United States mail, postage prepaid, return receipt requested, in each case addressed to the party for whom intended at the party's address listed above.

8. Binding Effect. This Option will be binding upon and inure only to the benefit of the parties to it and of any mutually-agreed successors and/or assigns, and of any permitted assigns pursuant to a Permitted Assignment (as hereinafter defined).

9. Assignment. Tenant may, without the prior written consent of Landlord or FCRHA, assign its interest in this Option to an entity which directly or indirectly controls, is controlled by, or is under common control with Tenant, or to any person or entity resulting from a merger or consolidation with Tenant, or to any person or entity which acquires all the assets of Tenant's business as a going concern pursuant to a written agreement, reasonably acceptable to the FCRHA, provided that (i) such assignment is not a subterfuge to avoid the application of the provisions of this Section 9, (ii) the assignee assumes, in full, the obligations of Tenant

hereunder, and (iii) Tenant provides FCRHA with written notice of any such assignment at least one (1) month prior to the exercise of the Option (“Permitted Assignment”). Other than a Permitted Assignment, Tenant will not assign its interest in the Option without the prior written consent of Landlord.

[Signature Pages Follow]

In witness whereof, Landlord and Tenant have executed this Option on the date first written above.

LANDLORD:

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the Commonwealth of Virginia

By: _____

Name: Thomas E. Fleetwood

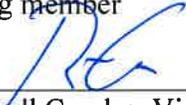
Title: Assistant Secretary

[Signatures Continue on Next Page]

TENANT:

RGC2 NORTHWEST 4 OWNER LLC,
a Virginia limited liability company

By: RGC2 Northwest 4 MM LLC,
a Delaware limited liability company
its managing member

By: 

Russell Condas, Vice President

[Exhibits Begin on Next Page]

EXHIBIT A

Description of the Premises

The Premises are a to-be-determined portion of the area described as “Residue Parcel 14B” on the attached drawing.



DESCRIPTION OF
NORTHWEST 4 PERCENT
PARCEL 14B
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point on the easterly right-of-way line of Government Center Parkway, Route 7436 and a southwesterly corner of Parcel 14-A, being the property of The Board of Supervisors of Fairfax County, Virginia, said point also being the northwesterly corner of Parcel 14B as recorded by a deed of subdivision in Deed Book 27525 at Page 290, thence with the southerly lines of said Parcel 14-A the following two (2) courses:

N 88° 00' 14" E, 142.16 feet to a point;

with a curve to the right whose radius is 630.28 feet, a distance of 130.67 feet and whose chord bearing and chord is S 86° 03' 24" E, 130.44 feet, respectively, to a point;

thence departing the southerly line of Parcel 14-A and running through said Parcel 14B the following eight (8) courses:

S 17° 58' 56" W, 60.03 feet, to a point,

N 72° 01' 04" W, 25.00 feet, to a point,

S 17° 58' 56" W, 32.25 feet, to a point,

S 26° 07' 48" W, 53.19 feet, to a point,

S 02° 01' 04" E, 123.29 feet, to a point,

N 82° 01' 04" W, 67.39 feet, to a point,

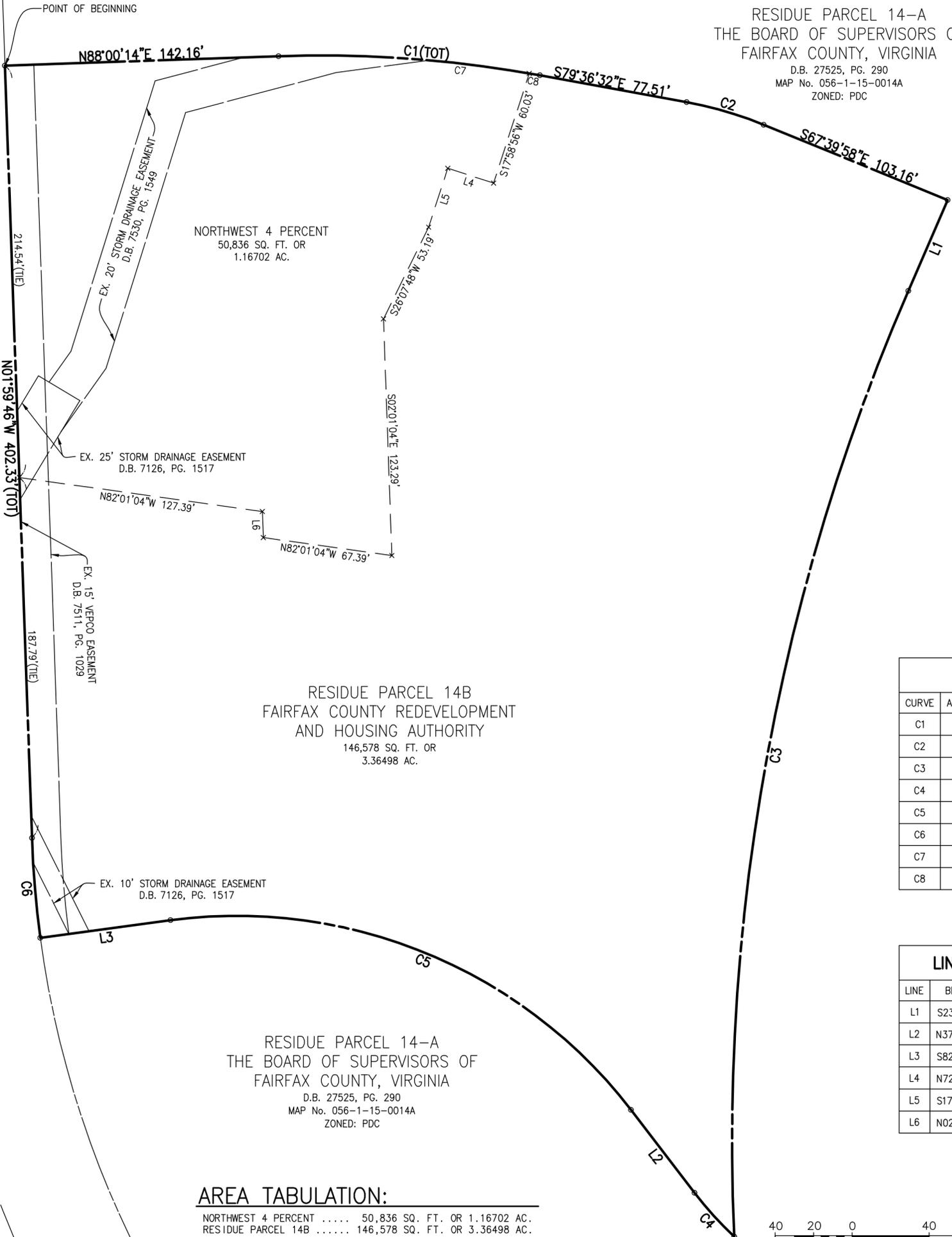
N 02° 01' 04" W, 13.59 feet, to a point,

N 82° 01' 04" W, 127.39 feet,

to a point on the aforesaid easterly right-of-way line of Government Center Parkway, Route 7436, thence running along said easterly right-of-line line along the following course:

N 01° 59' 46" W, 214.54 feet,

to the point of beginning containing 50,836 square feet or 1.16702 acres of land.



RESIDUE PARCEL 14-A
 THE BOARD OF SUPERVISORS OF
 FAIRFAX COUNTY, VIRGINIA
 D.B. 27525, PG. 290
 MAP No. 056-1-15-0014A
 ZONED: PDC

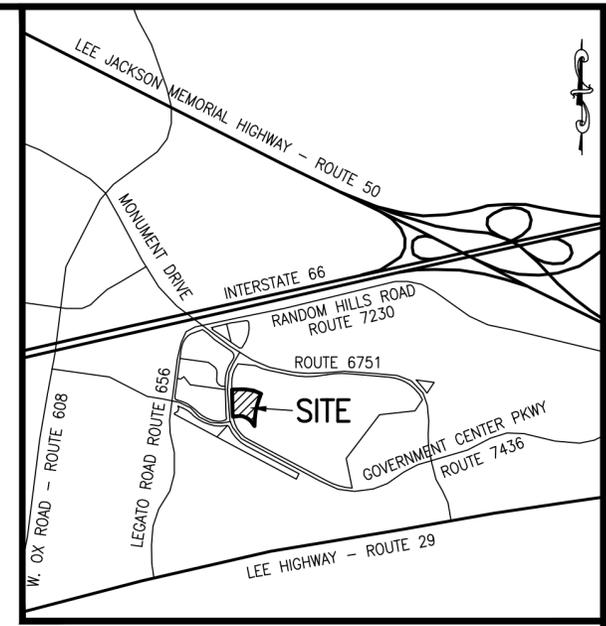
NORTHWEST 4 PERCENT
 50,836 SQ. FT. OR
 1.16702 AC.

RESIDUE PARCEL 14B
 FAIRFAX COUNTY REDEVELOPMENT
 AND HOUSING AUTHORITY
 146,578 SQ. FT. OR
 3.36498 AC.

RESIDUE PARCEL 14-A
 THE BOARD OF SUPERVISORS OF
 FAIRFAX COUNTY, VIRGINIA
 D.B. 27525, PG. 290
 MAP No. 056-1-15-0014A
 ZONED: PDC

AREA TABULATION:

NORTHWEST 4 PERCENT	50,836 SQ. FT. OR 1.16702 AC.
RESIDUE PARCEL 14B	146,578 SQ. FT. OR 3.36498 AC.
TOTAL AREA	197,414 SQ. FT. OR 4.53200 AC.



VICINITY MAP
 SCALE: 1" = 2000'

NOTES:

1. THE PROPERTY DELINEATED HEREON IS IDENTIFIED AS FAIRFAX COUNTY MAP NUMBER 056-1-15-0014B AND IS ZONED PDC.
2. CURRENT TITLE REPORT NOT FURNISHED.
3. BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM DEEDS AND PLATS OF EXISTING LAND RECORDS.
4. PROPERTY IS NOW IN THE NAME OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY AS RECORDED BY DEED BOOK 27673 AT PAGE 879, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	136.27'	630.28'	12°23'14"	68.40'	136.00'	S85°48'09"E
C2	41.80'	200.50'	11°56'37"	20.97'	41.72'	S73°38'15"E
C3	504.95'	1119.97'	25°49'56"	256.84'	500.68'	S10°24'15"W
C4	30.73'	195.65'	9°00'03"	15.40'	30.70'	N41°56'25"W
C5	271.00'	257.69'	60°15'16"	149.54'	258.68'	N67°33'58"W
C6	52.20'	520.00'	5°45'05"	26.12'	52.18'	N04°45'26"W
C7	130.67'	630.28'	11°52'43"	65.57'	130.44'	S86°03'24"E
C8	5.59'	630.28'	0°30'31"	2.80'	5.59'	S79°51'47"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°19'13"W	51.51'
L2	N37°26'23"W	54.38'
L3	S82°18'27"W	68.18'
L4	N72°01'04"W	25.00'
L5	S17°58'56"W	32.25'
L6	N02°01'04"W	13.59'



No.	Revision	Date

PROGRAMMING AND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SURVEY AND MAPPING
 SECURITY CONSULTING

Gordon
 4501 Daly Drive
 Chantilly, VA 20151
 Phone: 703-263-1900
 www.gordon.us.com

EXHIBIT PLAT
NORTHWEST 4 PERCENT
 ON
PARCEL 14B
FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
DATE: 01/07/24
PROJECT NO.: 0734-0226
PHASE/TASK: 803
COMPUTED BY: JC
FILE: NW 4 PCT
SHEET 1 OF 1

POST FOREST DRIVE
 ROUTE 7435
 (VARIABLE WIDTH RIGHT-OF-WAY)

GOVERNMENT CENTER PARKWAY
 ROUTE 7436
 (VARIABLE WIDTH RIGHT-OF-WAY)
 D.B. 11891 PG. 1196

MAP #: 0561 15 0014B
 FAIRFAX COUNTY
 REDEVELOPMENT AND

12000 GOVERNMENT CENTER
 PKWY

Owner

Name	FAIRFAX COUNTY REDEVELOPMENT AND, HOUSING AUTHORITY
Mailing Address	3700 PENDER DR STE 300 FAIRFAX VA 22030
Book	27673
Page	0879

Parcel

Property Location	12000 GOVERNMENT CENTER PKWY FAIRFAX VA 22035
Map #	0561 15 0014B
Tax District	3T000
District Name	BRADDOCK TRANSPORTATION
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	197,414
Zoning Description	PDC(Planned Dev Commercial)
Utilities	

County Inventory of Historic Sites	NO
County Historic Overlay District	NO

For further information about the Fairfax County Historic Overlay Districts, [CLICK HERE](#)

For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.

Street/Road

Site Description	COMMERCIAL RANK #7
------------------	--------------------

Legal Description

Legal Description	FAIRFAX COUNTY GOVERNMENT CENTER PCL GH
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Sales History

Date	Amount Seller	Buyer
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06/02/2022	\$0 BOARD OF SUPERVISORS FAIRFAX COUNTY	FAIRFAX COUNTY REDEVELOPMENT AND
01/19/2022	\$0 BOARD OF SUPERVISORS FAIRFAX COUNTY	BOARD OF SUPERVISORS FAIRFAX COUNTY

Sales

1 of 2

Date	06/02/2022
Amount	\$0
Seller	BOARD OF SUPERVISORS FAIRFAX COUNTY
Buyer	FAIRFAX COUNTY REDEVELOPMENT AND
Notes	Transfer to nonprofit institution / govt
Deed Book and Page	27673-0879
Additional Notes	

Values

Tax Year	2023
Current Land	\$10,965,000
Current Building	\$0
Current Assessed Total	\$10,965,000
Tax Exempt	YES
Note	

Structure

Property Name	FUT FAIRFAX ONE
Land Use Code	Vacant Land
Year Built	1700
Gross Floor Area	0
Units (if applicable)	
Stories	
Construction Type	
Exterior Walls	
Floor	
Roof	
Elevator	
Element #	E06315007
Note	THIS COMMERCIAL PROPERTY MAY BE COMPRISED OF MORE THAN ONE TAX MAP PARCEL. IF SO, THE ADDITIONAL TAX MAP PARCEL(S) WILL BE LISTED BELOW.

Associated Parcels

Structure Summary

Property Name	Land Use Code	Year Built	GFA	Units
FUT FAIRFAX ONE	Vacant Land	1700	0	

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at [Real Estate Division](#) or by phone at (703) 222-8234.

While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

Last Refresh

Date

Data last refreshed: 12/Jan/2024 DB:PORA34CUR

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Tab F:

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

X 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 Virginia Housing.

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

Adaptive Reuse - Must evidence a HERS Index of 95 or lower.
Rater understands that before issuance of IRS Form 8609, rater must provide Certification to Virginia Housing 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 Virginia Housing.

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

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

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

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

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

Signed: [Signature]

Date: 1/10/24

Printed Name: Stacey Smith

RESNET Rater

Resnet Provider Agency
Viridiant

Signature [Signature]

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

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: dG5AQ4D2

HERS® Index Score:

53

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

\$728

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

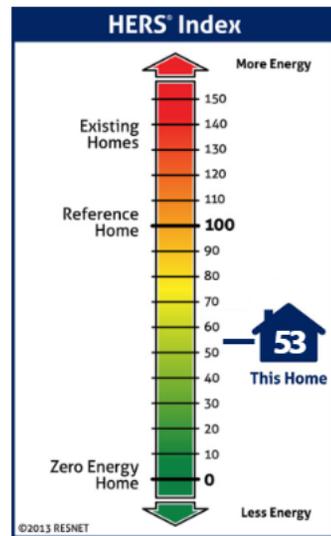
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	1.8	\$62
Cooling	1.3	\$43
Hot Water	5.3	\$178
Lights/Appliances	10.8	\$363
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	19.1	\$725

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	A2
Community:	N/A
Conditioned Floor Area:	729 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.35 ACH50)
Ventilation:	30 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.55 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-30

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: 23Jjj7Yv

HERS® Index Score:

57

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

\$679

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

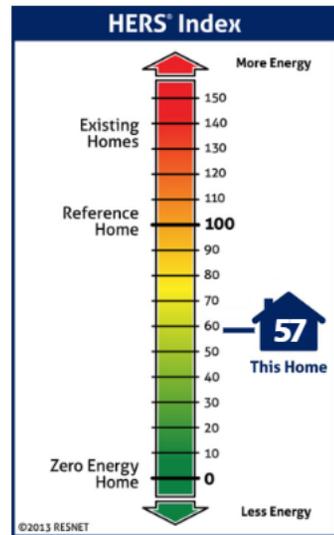
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.2	\$75
Cooling	1.6	\$55
Hot Water	5.3	\$178
Lights/Appliances	10.7	\$361
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	19.8	\$747

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	A2
Community:	N/A
Conditioned Floor Area:	729 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.64 ACH50)
Ventilation:	30 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.55 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: Le6NpOPd

HERS® Index Score:

54

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

\$790

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

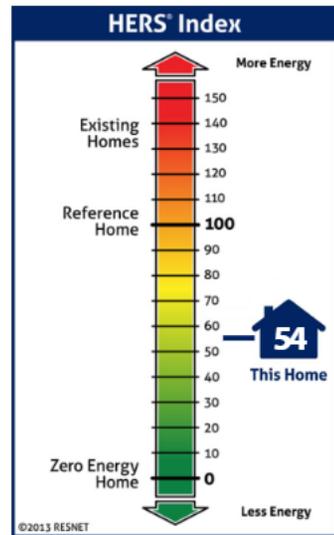
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.0	\$102
Cooling	1.8	\$60
Hot Water	5.1	\$172
Lights/Appliances	11.5	\$388
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	21.4	\$802

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	B2
Community:	N/A
Conditioned Floor Area:	825 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.79 ACH50)
Ventilation:	25 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.48 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: L7aRyp5v

HERS® Index Score:

53

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

\$870

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

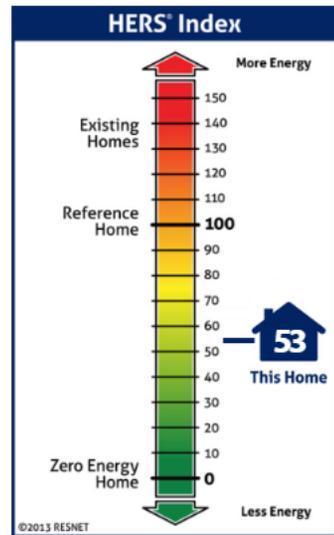
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.0	\$68
Cooling	1.8	\$62
Hot Water	6.8	\$230
Lights/Appliances	12.8	\$432
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	23.5	\$871

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C2.2
Community:	N/A
Conditioned Floor Area:	956 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.74 ACH50)
Ventilation:	30 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.42 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: vDKVVred

HERS® Index Score:

54

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

\$1,010

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

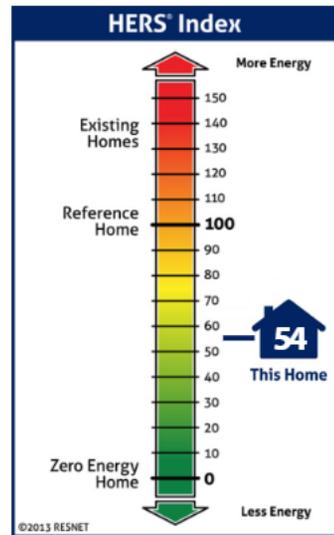
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.0	\$134
Cooling	2.4	\$81
Hot Water	6.8	\$230
Lights/Appliances	13.4	\$453
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	26.6	\$977

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C2.2
Community:	N/A
Conditioned Floor Area:	956 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.15 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.42 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: LXEaoYXd

HERS® Index Score:

52

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

\$996

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

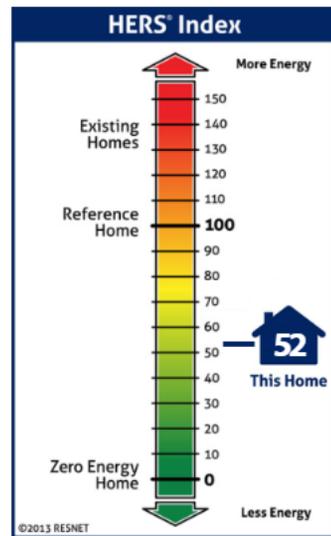
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.6	\$120
Cooling	2.0	\$66
Hot Water	7.2	\$244
Lights/Appliances	13.2	\$444
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	25.9	\$952

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C5
Community:	N/A
Conditioned Floor Area:	1,085 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.69 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.37 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-30

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14
Registry ID:
Ekotrope ID: dWPaaW4v

HERS® Index Score:

57

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

\$918

*Relative to an average U.S. home

Home:
12040 Government Center Parkway
Fairfax, VA 22305

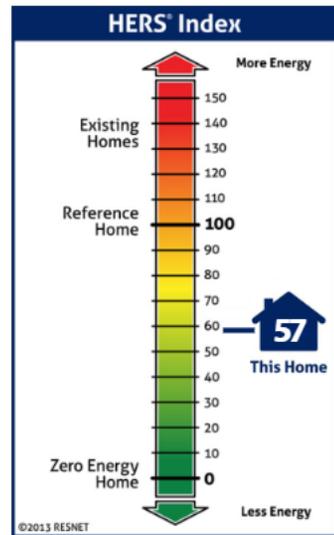
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.3	\$144
Cooling	2.5	\$84
Hot Water	7.2	\$243
Lights/Appliances	13.0	\$438
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	27.0	\$987

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C5
Community:	N/A
Conditioned Floor Area:	1,085 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.18 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.37 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: vwYRe40L

HERS® Index Score:

55

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

\$969

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

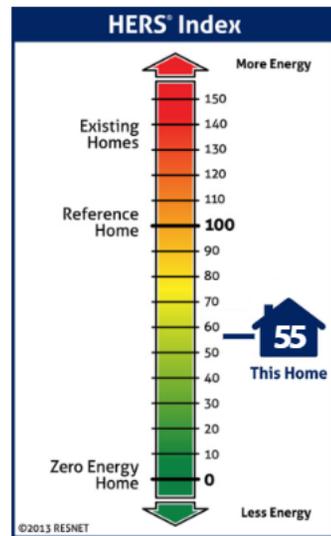
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.6	\$120
Cooling	2.7	\$90
Hot Water	6.6	\$223
Lights/Appliances	13.6	\$458
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	26.4	\$971

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C7
Community:	N/A
Conditioned Floor Area:	1,176 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.80 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.34 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: Le6NNjBd

HERS® Index Score:

59

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

\$964

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

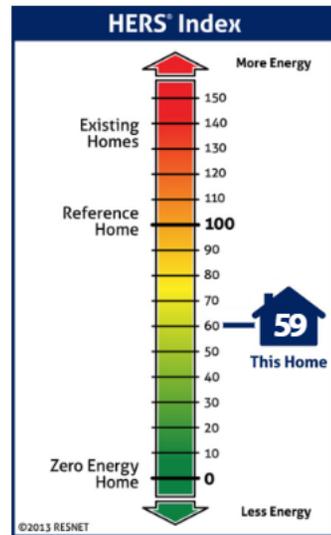
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.1	\$204
Cooling	3.3	\$112
Hot Water	6.6	\$222
Lights/Appliances	13.4	\$449
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	29.4	\$1,066

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C7
Community:	N/A
Conditioned Floor Area:	1,176 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.33 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.34 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: 26rm1zR2

HERS® Index Score:

52

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

\$938

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

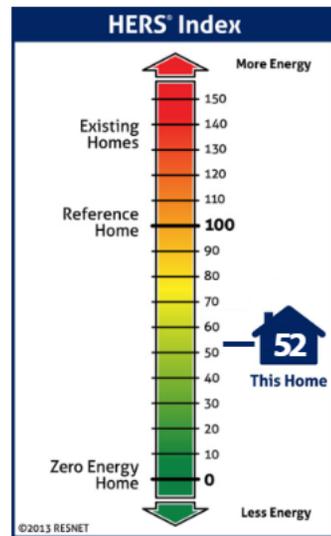
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	1.8	\$61
Cooling	1.8	\$61
Hot Water	7.2	\$241
Lights/Appliances	13.2	\$445
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	24.0	\$888

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C8
Community:	N/A
Conditioned Floor Area:	1,089 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.68 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.37 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: vyJee5l2

HERS® Index Score:

56

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

\$928

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

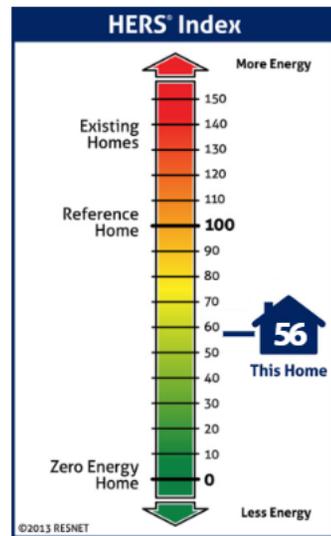
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.1	\$138
Cooling	2.4	\$82
Hot Water	7.2	\$241
Lights/Appliances	13.0	\$438
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	26.7	\$978

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C8
Community:	N/A
Conditioned Floor Area:	1,089 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.17 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.37 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: LXEaoQed

HERS® Index Score:

51

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

\$1,003

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

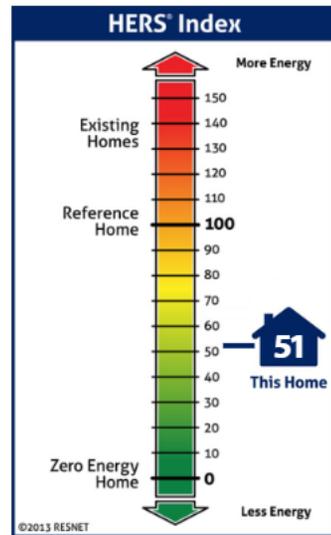
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.2	\$76
Cooling	1.9	\$64
Hot Water	7.2	\$241
Lights/Appliances	13.5	\$457
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	24.8	\$917

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	C9
Community:	N/A
Conditioned Floor Area:	1,162 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.45 ACH50)
Ventilation:	35 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.34 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: dq3Qqjg2

HERS® Index Score:

51

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

\$1,229

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

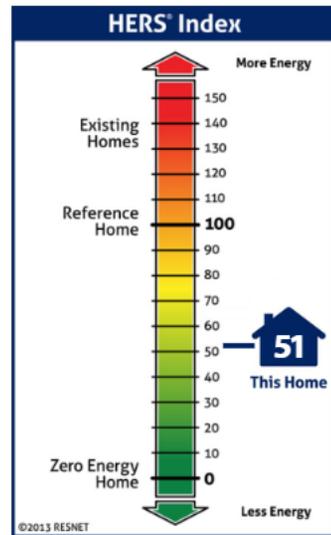
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.9	\$163
Cooling	3.3	\$110
Hot Water	6.9	\$233
Lights/Appliances	15.0	\$505
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	30.1	\$1,089

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E1
Community:	N/A
Conditioned Floor Area:	1,395 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.02 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.29 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: dNBkkyed

HERS® Index Score:

56

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

\$1,227

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

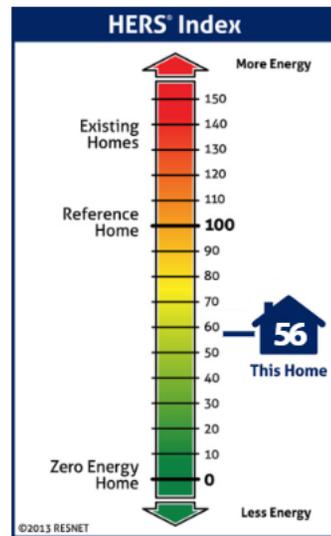
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.0	\$262
Cooling	4.0	\$137
Hot Water	6.9	\$230
Lights/Appliances	14.8	\$493
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	33.7	\$1,202

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E1
Community:	N/A
Conditioned Floor Area:	1,395 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.59 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.29 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: dE1kzw5d

HERS® Index Score:

51

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

\$1,322

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

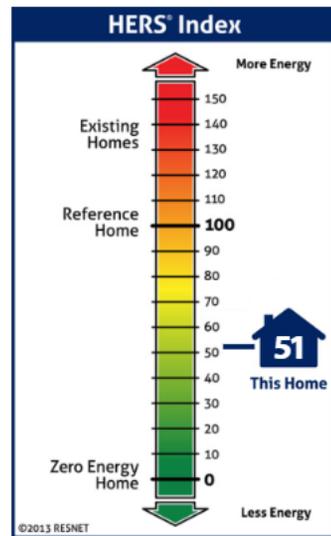
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.2	\$236
Cooling	3.4	\$114
Hot Water	7.9	\$264
Lights/Appliances	14.9	\$498
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	33.4	\$1,191

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E5
Community:	N/A
Conditioned Floor Area:	1,378 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.03 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.29 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-30

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: vjj6609v

HERS® Index Score:

56

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

\$1,225

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

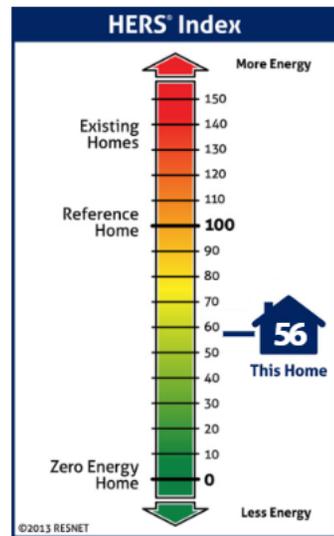
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.3	\$273
Cooling	4.1	\$139
Hot Water	7.9	\$263
Lights/Appliances	14.7	\$490
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	35.1	\$1,243

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E5
Community:	N/A
Conditioned Floor Area:	1,378 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.60 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.29 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: 25YwbX52

HERS® Index Score:

53

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

\$1,269

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

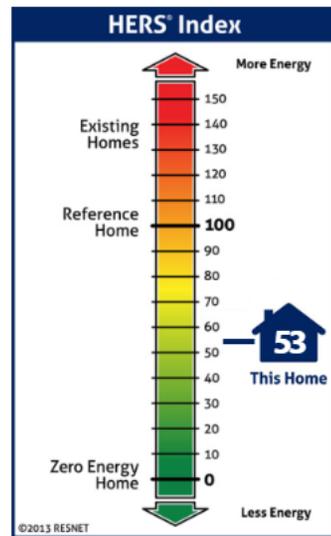
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.6	\$216
Cooling	3.3	\$113
Hot Water	8.2	\$272
Lights/Appliances	15.3	\$511
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	33.4	\$1,192

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E6
Community:	N/A
Conditioned Floor Area:	1,457 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 0.93 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.27 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-30

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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

Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2023-08-14

Registry ID:

Ekotrope ID: LZgaa8Rd

HERS® Index Score:

58

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

Annual Savings

\$1,161

*Relative to an average U.S. home

Home:

12040 Government Center Parkway
Fairfax, VA 22305

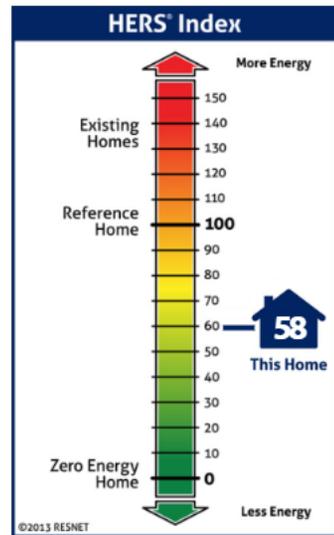
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	\$251
Cooling	4.1	\$138
Hot Water	8.2	\$272
Lights/Appliances	15.1	\$502
Service Charges		\$79
Generation (e.g. Solar)	0.0	\$0
Total:	35.0	\$1,241

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	E6
Community:	N/A
Conditioned Floor Area:	1,457 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.53 ACH50)
Ventilation:	45 CFM • 35 Watts • ERV
Duct Leakage to Outside:	4 CFM @ 25Pa (0.27 / 100 ft ²)
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.32, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

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

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


Stacey Smith, Certified Energy Rater
Digitally signed: 1/17/24 at 12:59 PM



Tab G:

Zoning Certification Letter (MANDATORY)



Zoning Certification

DATE: January 18, 2024

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

RE: ZONING CERTIFICATION

Name of Development: Name Residences at Government Center 2 NW4

of Owner/Applicant: RGC2 Northwest 4 Owner LLC

Name of Seller/Current Owner: Fairfax County Redevelopment and Housing Authority

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:
12040 Government Center Parkway, Fairfax, VA 22035

Legal Description:
See attached

Proposed Improvements:

<input checked="" type="checkbox"/> New Construction:	<u>74</u>	# Units	<u>1</u>	# Buildings	<u>82,899</u>	Total Floor Area Sq. Ft.
<input type="checkbox"/> Adaptive Reuse:	<u> </u>	# Units	<u> </u>	# Buildings	<u> </u>	Total Floor Area Sq. Ft.
<input type="checkbox"/> Rehabilitation:	<u> </u>	# Units	<u> </u>	# Buildings	<u> </u>	Total Floor Area Sq. Ft.



Zoning Certification, cont'd

Current Zoning: The development site is zoned PDC allowing a density of 61.6 dwelling units per acre, and the following other applicable conditions: RGC2 will be developed in accordance with the Final Development Plan (FDPA-86-W-001-09) approved by Fairfax Co. BOS on 2/21/23

Other Descriptive Information:

RGC2 NW4 is a phase of a larger redevelopment known as Residences at Government Center 2. RGC2 is a 279 mixed-income mixed-use development. The development plan includes an approximate 10,250 sf daycare facility and a 5,250 services facility.

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.



Robert W. Walker, PE, PLA, LEED AP
Chief Executive Officer

703-263-1900

Phone

January 18, 2024

Date



DESCRIPTION OF
NORTHWEST 4 PERCENT
PARCEL 14B
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point on the easterly right-of-way line of Government Center Parkway, Route 7436 and a southwesterly corner of Parcel 14-A, being the property of The Board of Supervisors of Fairfax County, Virginia, said point also being the northwesterly corner of Parcel 14B as recorded by a deed of subdivision in Deed Book 27525 at Page 290, thence with the southerly lines of said Parcel 14-A the following two (2) courses:

N 88° 00' 14" E, 142.16 feet to a point;

with a curve to the right whose radius is 630.28 feet, a distance of 130.67 feet and whose chord bearing and chord is S 86° 03' 24" E, 130.44 feet, respectively, to a point;

thence departing the southerly line of Parcel 14-A and running through said Parcel 14B the following eight (8) courses:

S 17° 58' 56" W, 60.03 feet, to a point,

N 72° 01' 04" W, 25.00 feet, to a point,

S 17° 58' 56" W, 32.25 feet, to a point,

S 26° 07' 48" W, 53.19 feet, to a point,

S 02° 01' 04" E, 123.29 feet, to a point,

N 82° 01' 04" W, 67.39 feet, to a point,

N 02° 01' 04" W, 13.59 feet, to a point,

N 82° 01' 04" W, 127.39 feet,

to a point on the aforesaid easterly right-of-way line of Government Center Parkway, Route 7436, thence running along said easterly right-of-line line along the following course:

N 01° 59' 46" W, 214.54 feet,

to the point of beginning containing 50,836 square feet or 1.16702 acres of land.

Tab H:

Attorney's Opinion (MANDATORY)

January 23, 2024

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

RE: 2024 Tax Credit Reservation Request (30% present value credits to be paired with tax-exempt bonds)

Name of Development: Residences at Government Center 2 - NW4
Name of Owner: RGC2 Northwest 4 Owner LLC

Dear Virginia Housing:

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 January 23, 2024 (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.
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.

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 (“Virginia Housing”) to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing 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.

Klein Hornig LLP

By:  _____
Erik T. Hoffman

Its: Partner

Klein Hornig LLP

COUNSELORS AT LAW

101 Arch Street
Suite 1101
Boston, MA 02110
T 617.224.0600
F 617.224.0601

1325 G Street, NW
Suite 770
Washington, DC 20005
T 202.842.9006
F 202.842.3936

Attorney's Opinion Letter – TAX EXEMPT
VERSION

(This Form Must Be Included With Application)

This Opinion Must Be Submitted Under Law Firm's Letterhead - Any changes to the form of opinion other than filing in blanks or making the appropriate selections in bracketed language must be accompanied by a black-lined version indicating all additional changes to the opinion. Altered opinions will still be subject to acceptance by the Authority.

Date

To

January 23, 2024

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

RE: 2024 Tax Credit Reservation Request (30% present value credits to be paired with tax-exempt

RE: bonds) Name of Development : Residences at Government Center 2 - NW4
Name of Owner: RGC2 Northwest 4 Owner LLC

Dear Virginia Housing:

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 January 23, 2024 (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. [Select One]

KH 1121329.3

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~~Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

~~OR~~

~~Assuming that you designate the buildings in the Development as being in a difficult development area pursuant to Code Section 42(d)(5)(B)(v), the calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.~~

~~3.[Select one]~~

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.

~~OR~~

~~The information set forth in the Unit Details section of the Application form as to proposed rents exceeds the Code rent restrictions; however, the Development will satisfy all applicable requirements of the Code and Regulations due to subsidies such that no tenant will pay rents in excess of what is dictated by 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.[Delete if inapplicable] The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low income housing.~~

~~6.[Delete if inapplicable] The nonprofit organizations' ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.~~

~~7.[Delete if inapplicable] It is more likely than not that the representations made in the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.~~

~~8.[Delete if inapplicable] After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code §42(d)(2)(B) are not correct.~~

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon 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 (“Virginia Housing”) to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing 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.

~~Firm Name~~

[Klein Hornig LLP](#)

By:


[Erik T. Hoffman](#)

Its: [Partner](#)

~~Title~~

Document comparison by Workshare Compare on Wednesday, January 24, 2024 12:18:32 PM

Input:	
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Description	Tab H-2 4pct Attorneys Opinion (3)
Document 2 ID	iManage://cloudimanager.com/KHDOCS/1121329/3
Description	#1121329v3<cloudimanager.com> - GR2 NW4 VHDA 2024 VH Attorneys Opinion - 4%
Rendering set	Standard

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

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	Count
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Deletions	25
Moved from	0
Moved to	0
Style changes	0
Format changes	0
Total changes	44

Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

NOTE: The following documents need not be submitted unless requested by Virginia Housing:

- Nonprofit Articles of Incorporation
- IRS Documentation of Nonprofit Status
- Joint Venture Agreement (if applicable)
- For-profit Consulting Agreement (if applicable)

This deal does not require
information behind this tab.

Tab J:

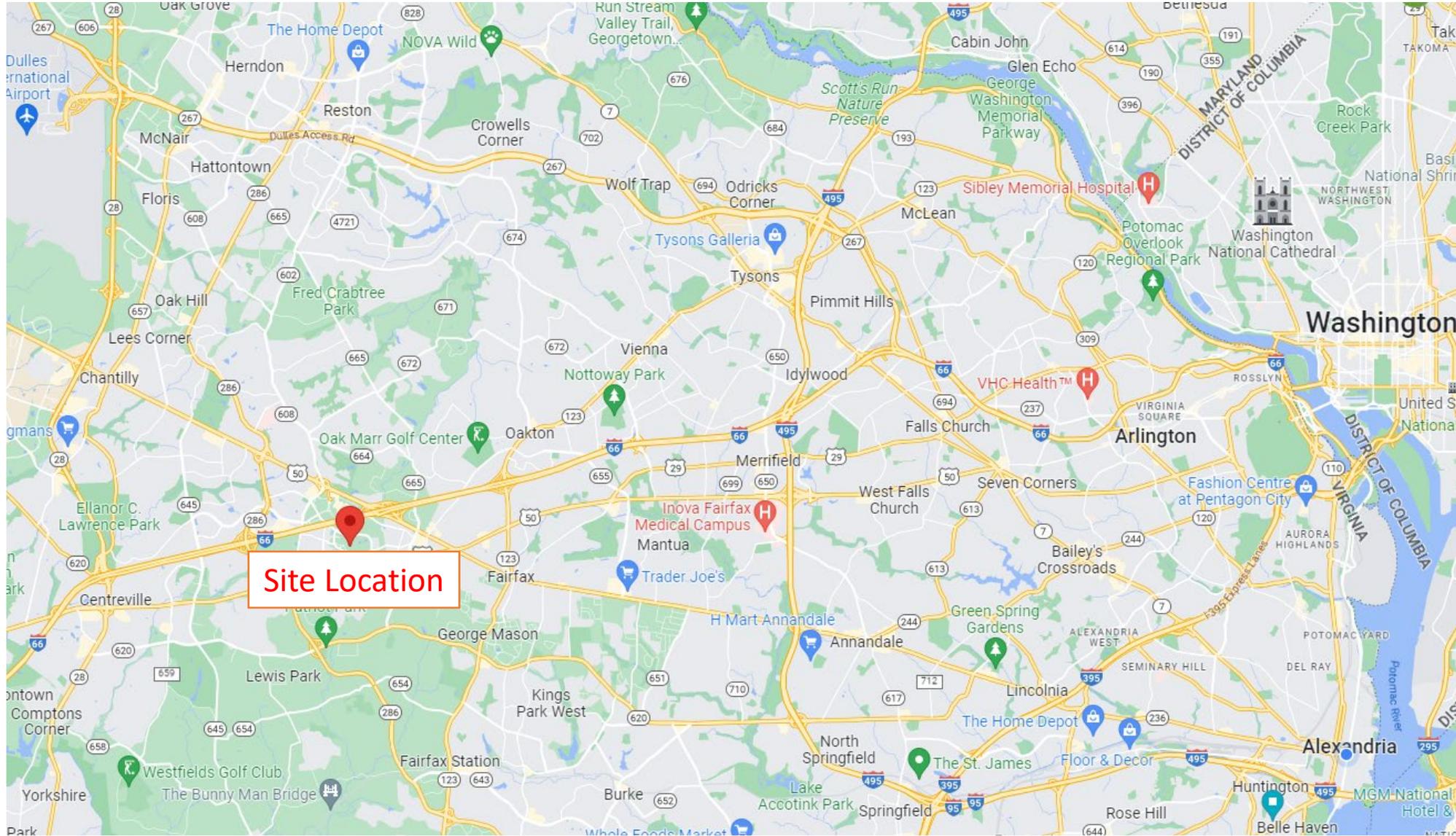
Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)

This deal does not require
information behind this tab.

Tab K:

Documentation of Development Location:

Residences at Government Center 2; Northwest 4%
12040 Government Center Parkway
Fairfax, VA 22035



Residences at Government Center 2; Northwest 4%
12040 Government Center Parkway
Fairfax, VA 22035



Tab K.1

Revitalization Area Certification

RESOLUTION OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA DESIGNATING THE RESIDENCES AT GOVERNMENT CENTER II
REVITALIZATION AREA PURSUANT TO VIRGINIA CODE § 36-55.30:2

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on January 24, 2023, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, pursuant to the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002, as amended, the LACM VA, LLC (LAC) (the “Developer”) has proposed to construct 279 affordable rental housing units (the “Development”) on a site having Fairfax County Tax Map number 56-1 ((15)), parcel 14B AND located at the existing parking lots G & H at the Government Center Complex in the Braddock District (THE “Development Site”) as shown on Attachment 3 (the “Location Map”).

WHEREAS, the Developer’s financing plan for the Development includes, among other things, an application to Virginia Housing for competitive nine percent tax credits pertaining to a portion of the proposed Development.

WHEREAS, the Virginia Housing tax credit evaluation process provides that 15 additional points may be awarded to projects that meet the definition of a revitalization area pursuant to Virginia Code § 36-55-30:2 (“Revitalization Area”) and have been so designated by resolution of the governing body in which the Revitalization Area is located.

WHEREAS, the definition of a Revitalization Area used in Virginia Code § 36-55-30:2 is separate and distinct from terms “Revitalization Area” and “Revitalization District” as used in the various comprehensive plans for Fairfax County, Virginia. Any designation of the Development Site as a Revitalization Area does not in any manner affect any areas of the County that have been, or in the future may be, determined by the Board to be Revitalization Areas or Revitalization Districts.

WHEREAS, the Development Site meets the standards for a Revitalization Area as described in Virginia Code § 36-55-30:2, namely that (i) the development of the proposed site will benefit Fairfax County, but that such area lacks the housing needed to induce, among other things, the commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings, to locate or remain in such area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

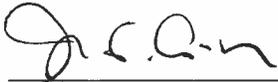
NOW, THEREFORE, THE BOARD HEREBY DETERMINES as follows:

The Development Site is hereby designated a Revitalization Area in Fairfax County, Virginia in accordance with Virginia Code § 36-55-30:2. The Board has determined that (i) the commercial or other economic development of the Revitalization Area will benefit Fairfax County, but that this area lacks the

housing needed to induce, among other things, the commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings, to locate or remain in this area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in this area and will induce other persons and families to live within this area and thereby create a desirable economic mix of residents in such area.

ADOPTED this 24th day of January, 2023.

A Copy – Teste:

A handwritten signature in black ink, appearing to read "Jill G. Cooper", written over a horizontal line.

Jill G. Cooper
Clerk for the Board of Supervisors



Revitalization Area

General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

Designation

To qualify for revitalization area points, select one of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD. (10 points)
2. The development is located in a census tract wherein 70% or more of the families have incomes which are \leq 80% statewide median income. **NOTE:** These census tracts are included in the definition of target area for single-family purposes, but do not include ACEDS. (10 points)
3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation must show area boundaries and support that the development lies within those boundaries. (10 points)
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone. (15 points)
5. The development is located in a defined revitalization area. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. See language below. (15 points)

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

Delete the language that does not apply, (i)(1) or (i)(2) above.

6. The development is located in a Qualified Opportunity Zone and has a binding commitment of funding. Documentation must include a firm commitment of funding from a Qualified Opportunity Fund (QOF). Evidence of the self-certification to become a QOF must be provided with the commitment for funding. (15 points)



Tab K.2

Surveyor's Certification of Proximity to
Public Transportation using Virginia
Housing template



Date: January 18, 2024

To: Virginia Housing
601 South Belvidere Street Richmond,
Virginia 23220

RE: 2023 Tax Credit Reservation Request

Name of Development Residences at Government Center 2 NW4

Name of Owner RGC2 Northwest 4 Owner LLC

Ladies and 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.

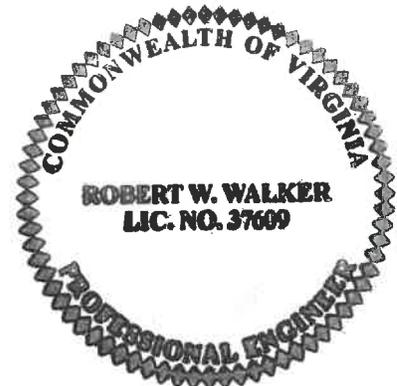
Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

- 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.

Firm Name: GORDON US, LLC

By: 
Robert W. Walker, PE, PLA, LEED AP

Its: Chief Executive Officer
Title



Tab L:

PHA / Section 8 Notification Letter

Appendices continued

PHA or Section 8 Notification Letter

Date January 16, 2024

To Fairfax Co. Redevelopment and Housing Auth.
3700 Pender Dr. Suite 100, Fairfax, VA 22030
Attn: Thomas Fleetwood, Director

RE: Proposed Affordable Housing Development

Name of Development Residences at Government Center 2 NW4

Name of Owner RGC2 Northwest 4 Owner LLC

I would like to take this opportunity to notify you of a proposed affordable housing development to be completed in your jurisdiction. We are in the process of applying for federal low-income housing tax credits from Virginia Housing. 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 May 1, 2026 (date).

The following is a brief description of the proposed development:

Development Address 12040 Government Center Parkway, Fairfax, Virginia, 22035

Proposed Improvements:

New Construction: 74 #Units 1 #Buildings
 Adaptive Reuse: _____ #Units _____ #Buildings
 Rehabilitation: _____ #Units _____ #Buildings

Proposed Rents:

Efficiencies: \$ _____ /month
 1 Bedroom Units: \$ 1,023 - \$1,871 /month
 2 Bedroom Units: \$ 1,222 - \$2,239 /month
 3 Bedroom Units: \$ 1,403 - \$2,579 /month
 4 Bedroom Units: \$ _____ /month

Other Descriptive Information:

RGC2 NW4 is a phase of a larger redevelopment known as Residences at Government Center 2. RGC2 is a 279 unit mixed income, mixed use development. The development plan includes an approximate 10,250 sf daycare facility and a 5,250 sf services facility. Additional resident amenities include a business center, community room, fitness facility, on-site management and garage parking.

Appendices continued

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 (703) 554 - 5772.

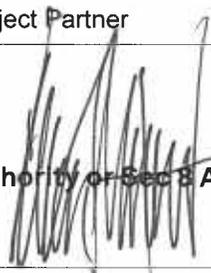
Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours,

Name Nicholas Bracco

Title Vice President and Regional Project Partner

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

Seen and Acknowledged By 

Printed Name: Thomas Fleetwood

Title Assistant Secretary, FCRHA

Phone 703-246-5103

Date January 23, 2024

Tab M:

Intentionally Blank

Tab N:

Homeownership Plan

This deal does not require
information behind this tab.

Tab O:

Plan of Development Certification Letter

This deal does not require
information behind this tab.

Tab P:

Zero Energy or Passive House documentation for
prior allocation by this developer

This deal does not require
information behind this tab.

Tab Q:

Documentation of Rental Assistance, Tax Abatement
and/or existing RD or HUD Property

This deal does not require
information behind this tab.

Tab R:

Documentation of Utility Allowance calculation



January 23, 2024

Nick Bracco
 Lincoln Avenue Capital
 401 Wilshire Blvd #1070
 Santa Monica, CA 90401
 nbracco@lincolnavcap.com

RE: Preliminary Utility Allowance for Residences at Government Center 2 NW4

Dear Mr. Bracco,

Please see the following Preliminary Utility Allowance (UA) for Residences at Government Center 2 NW4 located in Fairfax, Virginia. Projections were generated with the applicable rates, fees, and taxes of following providers:

Electricity:	Dominion Energy	Gas:	N/A
Water:	Fairfax Water	Trash:	N/A
Sewer:	Fairfax Water		

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.

UTILITY ALLOWANCE			ALLOWANCES BY BEDROOM SIZE				
Utilities	Utility Type	Paid by	Studio	1-bdr	2-bdr	3-bdr	4-bdr
Heating	Electric	Tenant	N/A	\$ 16.02	\$ 19.42	\$ 22.78	N/A
Air Conditioning	Electric	Tenant	N/A	\$ 8.01	\$ 9.71	\$ 11.39	N/A
Cooking	Electric	Tenant	N/A	\$ 6.01	\$ 7.28	\$ 8.54	N/A
Lighting	Electric	Tenant	N/A	\$ 24.04	\$ 29.12	\$ 34.17	N/A
Hot Water	Electric	Tenant	N/A	\$ 14.02	\$ 16.99	\$ 19.93	N/A
Water	-	Tenant	N/A	\$ 16.00	\$ 21.15	\$ 26.30	N/A
Sewer	-	Tenant	N/A	\$ 37.86	\$ 49.33	\$ 60.79	N/A
Trash	-	Owner	N/A	\$ -	\$ -	\$ -	N/A
Total UA costs (Unrounded)			\$ -	\$ 121.96	\$ 152.99	\$ 183.89	\$ -

**Allowances only for Residences at Government Center 2 NW4 as an ENERGY STAR and EarthCraft Gold 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,

Molly Bohan
 Assistant Project Manager

Tab S:

Supportive House Certification and/or
Resident Well Being MOU

This deal does not require
information behind this tab.

Tab T:

Funding Documentation

This deal does not require
information behind this tab.

Tab U:

Acknowledgement by Tenant of the availability of Renter
Education provided by Virginia Housing



Virginia Housing Free Housing Education Acknowledgement

I _____, have read, understand, and acknowledge, I have been presented information regarding the Virginia Housing free renter education to tenants.

I understand that it is my responsibility to review the website link provided here www.virginiahousing.com/renters.

By signing below, I acknowledge that I have read, and understand the terms of all items contained this form.

Resident Name: _____

Resident Signature: _____

Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

This deal does not require
information behind this tab.

Tab W:

Internet Safety Plan and Resident Information Form (if
internet amenities selected)

The Apartment Internet Guidelines

Acknowledgement

I _____, have read, understand, acknowledge, and agree to be bound by the recommendations, guidelines, terms, and conditions outlined in The Residences at Government Center 2 NW4 Apartments Internet Guidelines Manual (provided to Resident). The Internet Guideline Manual outlines and summarizes the proper use and safety guidelines when using the Internet Services provided at the Residences at Government Center 2 NW4 common areas.

I understand that the Internet Guideline Manual and handbook contains information that will assist me and my guests in the proper use of the internet made available by The Residences at Government Center 2 NW4. I also understand that I will be held accountable for my behavior, as well as for my guests' behavior, and me be subject to legal and/or financial consequences related to any misuses as outlined in the Internet Guideline Manual.

By signing below, I acknowledge that I have read, agree to, and understand the terms of all items contained in Internet Guideline Manual at the Residences at Government Center 2 NW4 Apartments.

Resident Name: _____

Resident Signature: _____

Date: _____

Residences at Government Center 2 NW4

INTERNET SECURITY PLAN

The internet service at Residences at Government Center 2 NW4 will have a rotating password that is only accessible to residents. The network router will be 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.



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

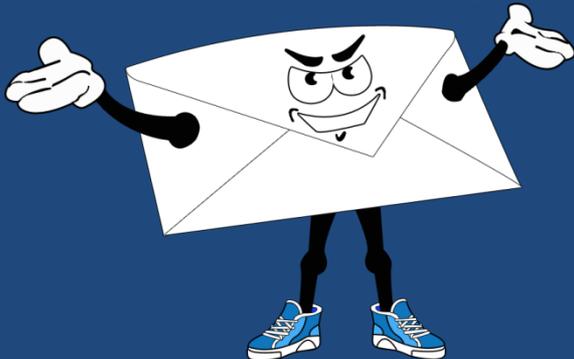
Spam



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/2010/08/12/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](#).



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Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

This deal does not require
information behind this tab.

Tab Y:

Inducement Resolution for Tax Exempt Bonds

This deal does not require
information behind this tab.

Tab Z:

Documentation of team member's Diversity, Equity and
Inclusion Designation

This deal does not require
information behind this tab.

Tab AA:

Priority Letter from Rural Development

This deal does not require
information behind this tab.

TAB AB:

Social Disadvantage Certification

This deal does not require
information behind this tab.