

## EXHIBIT K

### South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: \_\_\_\_\_

I, \_\_\_\_\_, am a General Partner ☐, a Developer ☐,

and/or a Managing Member ☐ of \_\_\_\_\_.  
(Name of Company or Entity associated with proposed development)

Each **individual** associated with the above Company or Entity that is a general partner, developer or managing member must individually complete this Exhibit K form. If a General Partner, Developer, or Managing Member of the above named company or entity does not complete and submit a completed Exhibit K, the application will be considered incomplete.

I certify that from January 1, 2015 to the date of this certification, neither I nor any affiliate entities have instances of any of the following:

- Return of an entire allocation of LIHTC;
- Debarment, disqualification, suspension, proposal for debarment or suspension, declaration of ineligibility or voluntary exclusion from any transactions or construction developments involving the use of governmental funds, from a LIHTC or state program or a LIHTC partnership;
- Submission of fraudulent information to the IRS or any federal or state affordable housing program;
- Failure to meet a requirement resulting in full recapture of LIHTCs;
- Failure to comply with laws governing fair housing and accessibility for persons with disabilities resulting in a U.S. Department of Justice finding;
- Indictment, charge, conviction or civil judgment rendered against you for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- Ownership or development of a multifamily rental project in default, assigned to the State or foreclosed;
- Default on a loan resulting in foreclosure or deed in lieu of foreclosure that leads to premature termination of a mandatory affordability period;
- Abandonment or forfeiture of an affordable housing property;
- Failure to comply with restrictive covenants;
- Removal or withdrawal as General Partner or Managing General Partner of a LIHTC property;
- IRS Form 8823 filings and/or health and safety issues not cured within the established period;
- Default or arrearage of at least three months in an affordable housing mortgage or loan;
- Defaulted on an obligation covered by a surety or performance bond;
- Outstanding flags in HUD's 2530 National Participation system;
- Deferred maintenance, mold, building code violations or other evidence of poor maintenance at properties monitored by the Authority;

- Failure to pay Compliance Monitoring Fees;
- Failure to submit rent rolls, annual owner certifications, or other required reporting;
- Failure to report to the Authority any common areas, buildings or dwelling units that have been out of service for a period exceeding 30 days due to damage or disrepair; and/or
- Failure to notify the Authority of a change in property ownership or management.

\_\_\_\_\_If I have been affiliated with any instance listed above I have attached a detailed explanation or waiver from the Authority.

List all developments, from January 1, 2015 through December 31, 2024, in which you were the general partner or managing member from project inception through receipt of Certificate of Occupancy and issuance of 8609s. You may attach a spreadsheet containing the information below:

Development Name	City, State	# Units	Date Completed	Funding Sources (4%/TEB, 9%.)	Percent of Current Ownership Interest

Certify and acknowledge the following by signing and dating in the signature block below:

**Certifications and Acknowledgments**

I certify that all the statements made in this Exhibit K are true, complete and correct to the best of my knowledge and belief and are made in good faith.

To the best of my knowledge, I certify that every general partner, developer and managing member associated with the above named Company or Entity has submitted an Exhibit K.

I certify that I do not have any relationship, financial or otherwise, with the SCSHFDA, its staff members and/or its employees other than in the regular course of my business. I further certify that I do not have any involvement with the decision-making process and am not in a position to gain inside information with respect to any federal activities administered by the SCSHFDA.

I acknowledge that Federal funds may be used in connection with the Proposed Development and that this Exhibit K and these certifications will be relied on by the SCSHFDA in connection with SCSHFDA's making financial decisions.

I acknowledge and hereby authorize the SCSHFDA to obtain and release information regarding my experience detailed on the preceding page of this certification.

I acknowledge and understand that the making of any false statement in connection with this application will result in the disqualification of this Development's application and the applications of any other Developments with which I am associated.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

LIHTC Development Experience  
Project Development from Application Through 8609's  
George Baker

Below is list of properties representing my experience with LIHTC deals from application to issuance of IRS Form(s) 8609. On each of the below properties I was responsible for property selection, review of third party reports, underwriting, and compliance with various stakeholder (HFA, Lender, Bond Issuer, IRS and Equity Provider) requirements. Additional responsibilities included managing the closing process from negotiating the financing documents (ensuring compatibility with one another and development plan) to review and approval of closing memorandum and flow of funds. Post-closing I managed the draw process, contingency allocation, construction and development schedule, cost certification, placed in service process on the tax credit side, conversion to non-recourse debt, bond redemption as applicable, and final equity true-up and tax credit payments.

DEVELOPMENT NAME	CITY	STATE	# OF UNITS	ROLES / DATE COMPLETED	FUNDING SOURCES	CURRENT OWNERSHIP %
Arbor Gate Apartments	Bridgeport	AL	24	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Countrywood Apartments	Centreville	AL	64	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Meadowcrest Apartments	Luverne	AL	32	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Morgan Trace Apartments	Gulf Shores	AL	50	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Nottingham Apartments	Pisgah	AL	18	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Oaks Apartments	Oakman	AL	42	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Pinecrest Apartments	Tuskegee	AL	36	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
San Dee Apartments	Grove Hill	AL	24	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Shadowbluff Apartments	Stevenson	AL	24	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Skyview Apartments	Troy	AL	36	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Spring Creek Apartments	Cherokee	AL	24	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Timber Ridge Apartments	Collinsville	AL	24	Acquisition 2014, Rehabilitation 2015	4% LIHTC/TEB	0.00%
Beverly Hills Apartments	Crossville	TN	43	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Bluegrass Village Apartments	Somerville	TN	40	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Brookwood Apartments	Gainesboro	TN	44	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Cambridge Apartments	Dover	TN	49	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Cedars	Maynardville	TN	41	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Cherokee Square	Rogersville	TN	31	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Clearview	White House	TN	48	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Creekwood	Carthage	TN	32	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Fentress Oaks	Jamestown	TN	32	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Forest Oaks	Ashland	TN	41	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Mountain Village	Crossville	TN	48	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Oakwood Village	Westmoreland	TN	25	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Partridge Meadows Apartments	McMinnville	TN	48	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Red Oak Apartments	Camden	TN	39	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Shamrock	Erin	TN	43	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%

LIHTC Development Experience  
Project Development from Application Through 8609's  
George Baker

DEVELOPMENT NAME	CITY	STATE	# OF UNITS	ROLES / DATE COMPLETED	FUNDING SOURCES	CURRENT OWNERSHIP %
Southwood	Savannah	TN	44	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Stone Gate	Maynardville	TN	32	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Suncrest Apartments	Newport	TN	32	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Sycamore Trace	Bulls Gap	TN	32	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
The Villas Apartments	Milan	TN	49	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Adair Apartments	Owenton	KY	31	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Adair Family Apartments	Owenton	KY	12	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Airview I & II	Campbellsville	KY	36	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Brayton Apartments	Larenceburg	KY	40	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Calvert Place	Calvert City	KY	60	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Eastbrook Station I	Harlan	KY	44	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Frenchburg Apartments	Frenchburg	KY	24	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Hindman Hills	Hindman	KY	36	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Lakeview Apartments	Campbellsburg	KY	20	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Madisonville	Madisonville	KY	60	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB/HOME	0.00%
Pembroke Apartments	Pembroke	KY	24	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Robynwood Square & Heights	Cynthiana	KY	60	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Shaker Point	Danville	KY	46	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
University Heights	Nicholasville	KY	24	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Westwood Square	Nicholasville	KY	46	Acquisition 2015, Rehabilitation 2016	4% LIHTC/TEB	0.00%
Briarwood Apartments	Clio	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Cottonwood Apartments	Williston	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Country Ridge	Walhalla	SC	32	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Hazelwood	Johnston	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Landings	Little River	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB/HOME	0.01%
Laurelwood	Winnsboro	SC	64	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Logan Lane	Ridgeland	SC	36	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Manning Lane	Manning	SC	42	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Marion Manor	St. Stephen	SC	28	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Meadow Park	Mullins	SC	56	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Pineridge	Prosperity	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%

LIHTC Development Experience  
Project Development from Application Through 8609's  
George Baker

DEVELOPMENT NAME	CITY	STATE	# OF UNITS	ROLES / DATE COMPLETED	FUNDING SOURCES	CURRENT OWNERSHIP %
Riverwinds	Camden	SC	48	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Scarlett Oaks	Lexington	SC	40	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Sharon Lane	St. George	SC	12	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Stonegate	Clover	SC	44	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB/HOME	0.01%
Three Oaks	Cowpens	SC	52	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Timber Ridge	McCormick	SC	36	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Westchase	Clinton	SC	85	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Mannington Place	Manning	SC	40	Acquisition January, 2014 Rehabilitation 2014	9% LIHTC	0.01%
Fountain Arms	Fountain Inn	SC	50	Acquisition April, 2020 Rehabilitation 2020	9% LIHTC	0.00%

**Developments done as an employee of CAHEC Development, the General Partner and Developer and WWJ, LLC as Co-Developer**

Seagrove Village	Estill	SC	25	Acquisition Oct, 2021 Rehabilitation Nov, 2021	9% LIHTC	0.01%
------------------	--------	----	----	---	----------	-------

**Developments done as an employee of CAHEC Development, the General Partner and Developer**

Pembroke	Pamplico	SC	24	Acquisition June, 2023 Rehabilitation Nov, 2023	9% LIHTC	0.01%
West End Manor	Union	SC	28	Acquisition June, 2023 Rehabilitation Dec, 2023	9% LIHTC	0.01%
Fair Oaks Lane	Rincon	GA	44	Acquisition Nov, 2023 Rehabilitation Jan, 2024	9% LIHTC	0.01%