

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: Quality Control Manager, CAHEC Properties Corporation

Date: 04/29/2025

LIHTC Development Experience
Project Development from Application Through 8609's
Royce Bratton

Developments done as an employee of WWJ, LLC, the General Partner and Developer

DEVELOPMENT NAME	CITY	STATE	# OF UNITS	ROLES/DATE COMPLETED	FUNDING SOURCES	CURRENT OWNERSHIP %
Austin Manor	Smithfield	NC	48	Acquisition Dec, 2017 Rehabilitation Dec, 2018	4% LIHTC/TEB	0.01%
Briarwood Apartments	Clio	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Canterbury	Camden	SC	36	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Cedar Ridge Manor	Ware Shoals	SC	28	Acquisition February, 2015 Rehabilitation 2015	9% LIHTC	0.01%
Chadwick Apts	Eden	NC	48	Acquisition March, 2018 Rehabilitation Dec, 2018	4% LIHTC/TEB	0.01%
Colonial Lodge	Warrenton	NC	32	Acquisition Dec, 2017 Rehabilitation Dec, 2018	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%
Devenwood Apartments	Ridgeland	SC	24	Acquisition Dec, 2016 Rehabilitation 2017	9% LIHTC	0.01%
Devonshire Apartments	Andrews	SC	32	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Evans Knoll	Winnsboro	SC	36	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Fairmeadow	Latta	SC	24	Acquisition March, 2019 Rehabilitation 2019	9% LIHTC	0.01%
Fountain Arms	Fountain Inn	SC	50	Acquisition April, 2020 Rehabilitation 2020	9% LIHTC	0.00%
Foxcreek	St. Stephen	SC	48	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Hazelwood	Johnston	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Holly Tree Manor	Holly Hill	SC	24	Acquisition January, 2018 Rehabilitation 2018	9% LIHTC	0.01%
Kingswood Apts	Kings Mountain	NC	48	Acquisition March, 2018 Rehabilitation May, 2019	4% LIHTC/TEB	0.01%
Knolwood	Lancaster	SC	88	Acquisition July, 2017 Rehabilitation 2018	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%
Lumberwood Apts	Lumberton	NC	48	Acquisition March, 2018 Rehabilitation June, 2019	4% LIHTC/TEB	0.01%
Manning Lane	Manning	SC	42	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Mannington Place	Manning	SC	40	Acquisition January, 2014 Rehabilitation 2014	9% LIHTC	0.01%
Marion Manor	St. Stephen	SC	28	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
McCormick Manor	McCormick	SC	24	Acquisition January, 2018 Rehabilitation 2018	9% LIHTC	0.01%
Meadow Park	Mullins	SC	56	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Mill Tree Apts	Marshville	NC	24	Acquisition March, 2018 Rehabilitation March 2019	4% LIHTC/TEB	0.01%
Oakland Plantation	Sumter	SC	72	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Oakwood Manor	Bennettsville	SC	24	Acquisition March, 2019 Rehabilitation 2019	9% LIHTC	0.01%

LIHTC Development Experience
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Royce Bratton

DEVELOPMENT NAME	CITY	STATE	# OF UNITS	ROLES/DATE COMPLETED	FUNDING SOURCES	CURRENT OWNERSHIP %
Pecan Grove	Abbeville	SC	40	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Pinegate Apts	Ahoskie	NC	56	Acquisition March, 2018 Rehabilitation Feb, 2019	4% LIHTC/TEB	0.01%
Pineridge	Prosperity	SC	24	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Ramblewood	Batesburg	SC	64	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Riverwinds	Camden	SC	48	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Sand Hill Apts	Dunn	NC	40	Acquisition March, 2018 Rehabilitation March, 2019	4% LIHTC/TEB	0.01%
Sandy Bay	Kingstree	SC	28	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Scarlett Oaks	Lexington	SC	40	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Shady Moss	Conway	SC	46	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Sharon Lane	St. George	SC	12	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Sparkleberry	Columbia	SC	64	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Stonegate	Clover	SC	44	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB/HOME	0.01%
Tall Pines Apts	Hamlet	NC	48	Acquisition March, 2018 Rehabilitation June, 2019	4% LIHTC/TEB	0.01%
Tallwood I & II	Clinton	SC	40	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	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%
Water Oak	Jefferson	SC	40	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
West Pines	Cheraw	SC	40	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Westchase	Clinton	SC	85	Acquisition Dec, 2014 Rehabilitation 2015	4% LIHTC/TEB	0.01%
Winfield Apartments	Harleyville	SC	34	Acquisition Feb, 2016 Rehabilitation 2016	9% LIHTC	0.01%
Woodside	Bishopville	SC	48	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%
Woodwind Apts	Reidsville	NC	48	Acquisition March, 2018 Rehabilitation Dec, 2018	4% LIHTC/TEB	0.01%
Yorktown	Clover	SC	40	Acquisition July, 2017 Rehabilitation 2018	4% LIHTC/TEB	0.01%

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

Pembrook	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%