


## EXHIBIT Y

### Management Experience Certification

The Proposed Management Entity, CAHEC Management, Inc., certifies that its management portfolio includes the three LIHTC properties listed below and that the Proposed Management Entity has successfully and continuously managed for the previous three years ending with the date of the Tax Credit Application:

LIHTC Property Name and Address: Fairfield Senior Village, 156 US Hwy Bypass 321N, Winnsboro, SC 29180 

LIHTC Property Name and Address: Irby Senior Village 125 Federal Court, Florence, SC 29501

LIHTC Property Name and Address: Peachtree Senior Village, 120 N. Peachtree St., Liberty, SC 29657

The Proposed Management Entity certifies that the management plan will be submitted at the time of the real estate closing, but not later than 12 months from the allocation date. The management plan must address all of the following:

- a. separation of duties and adequate supervision of employees;
- b. senior management oversight and review through internal audits;
- c. staffing dedicated to compliance reviews of tenant eligibility and programmatic documentation;
- d. approval process for evictions by consensus of senior or regional managers;
- e. physical inspection policies (frequency, generation of work orders, lease violations for housekeeping or other noncompliant resident behaviors);
- f. recordkeeping (tenant certifications, annual owner certifications, HOME Rent Approvals, if applicable, etc.);
- g. security of records containing personally identifiable and other protected information
- h. marketing plan and marketing efforts;
- i. reasonable accommodation plans and policies; and/or
- j. procedures for addressing tenant complaints.

The Proposed Entity certifies that the lead contact person for the management entity has been certified by The National Association of Homebuilders as a LIHTC compliance specialist. A copy of the certificate is attached.

The undersigned hereby certifies and acknowledges that the South Carolina State Housing Finance and Development Authority may rely upon this certification in making an allocation of tax credits.

**Management Entity Representative:** Lisa Werdunn, VP, Compliance

**Date:** 04/10/2025

**Signature:** Lisa Werdunn

Digitally signed by Lisa Werdunn  
Date: 2025.04.11 16:43:49 -04'00'



CAHEC  
Management, Inc.





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# CAHEC MANAGEMENT, INC.

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Since 1985, CAHEC Management, Inc. (CMI) is one of the largest affordable housing management firms in the country. CMI's portfolio is comprised of more than 360+ affordable multi-family properties in Alabama, Florida, Georgia, North Carolina and South Carolina. Our Mission is to provide customized property management services that exceed the expectations of our owners, residents, and communities by empowering our team through exceptional coaching and training.

CAHEC Management, Inc. is dedicated to excellence in property management, with an elite reputation, an unblemished compliance and financial record, and the prestigious Accredited Management Organization® (AMO®) accreditation. Our mission is to provide customized property management services that exceed the expectations of our owners, residents, and communities. We manage affordable multi-family housing with an unwavering commitment to excellence for all. Assets valued under our management exceed \$1 Billion and our geographical footprint is the southeastern United States.

CAHEC Management is an Accredited Management Organization®, a designation earned through The Institute of Real Estate Management and is the mark of an exceptional property management firm, management expertise and unmatched integrity. Our team possesses unparalleled qualifications and professional accomplishments, holding key leadership positions in notable industry organizations and industry advocacy groups.

At CAHEC Management, we are more than a company; we are a community-oriented team brimming with passion for making a difference – and for being the best.



# MEET THE TEAM



**Dana Boole,**  
President & CEO, CAHEC

Dana Boole is President & CEO of CAHEC and has been with the company since 2001. His duties include the management of CAHEC's operations and oversight of its fundraising efforts throughout the United States, with a primary focus in the mid-Atlantic and southeastern regions. His management responsibilities include guiding CAHEC's overall strategy and operations, accountability for CAHEC's growth and furthering its mission, and oversight of its financial condition and provision of the leadership, vision, and resources necessary to maintain the company's strategic competitive advantage. Fundraising responsibilities include managing the company's activities for federal, state, and historic tax credit funds; diversifying efforts to include multi-investor, private label and historic-only funds; and sourcing investors through a combination of direct originations and broker relationships. Mr. Boole came to CAHEC from Edison Capital Housing Investments in Boston. As Acquisitions Director at Edison, he focused on equity syndication in the eastern United States. Before joining Edison, he held positions as Vice President of Acquisitions for National Partnership Investments Corp. and as a commercial real estate consultant for the Leggat Company. Mr. Boole received his Bachelor of Arts in Economics from the University of Vermont and his Master of Business Administration in Finance and Strategy from the F. W. Olin School of Business at Babson College.



**Kyle Harrelson**

Vice President, Finance & Accounting

Kyle Harrelson joined Boyd Management in 2009 as Assistant Controller and was promoted to Controller in 2013. Kyle's duties as Controller include overseeing the financial statements, appealing property taxes, handling the accounting transition for rehab properties, handling requests from owners, and working with external auditors. Prior to joining Boyd, Kyle was an Audit Manager with CPA firm Deloitte for seven years. He received his Bachelor of Science in Accounting and Master of Accountancy degrees at the University of South Carolina. Kyle has been a Certified Public Accountant (CPA) since 2007.



## **Sandi Lee**

### **Vice President, Operations**

Sandi Lee is CAHEC Management Inc.'s newest executive team member and brings 21 years of operational business experience to CMI. Most recently, Sandi was the Director of Revenue Contract Management and Support at the University of South Carolina. While at the University of South Carolina, Sandi Lee completed her master's in business administration in December of 2016. Sandi and her team received a Presidential Coin of Excellence for their contribution during the pandemic. Sandi also received her Finance, B.S. from Iowa State University in 2001.



## **Rene Sturgis**

### **Vice President, Property Management**

Rene Sturgis began her career in 2008 as a property manager for 160 units of conventional housing in Rock Hill, South Carolina. Rene's responsibilities include managing CAHEC owned and private third-party properties, ensuring their assets perform at optimal levels. She leads 400+ teammates consisting of Senior Regionals, Regional Managers, Community Managers and Service Technicians. Rene received her bachelor's degree in Business Administration from Warner Southern University in central Florida and earned her CPM, Certified Property Manager® designation through the IREM, Institute of Real Estate Management.



## **Lisa Werdunn**

### **Vice President, Compliance**

Lisa Werdunn began her affordable housing career in 1998 as a staff accountant at Boyd Management, Inc. and quickly moved into the role of accounting supervisor. In this role, Lisa led a team responsible for budgeting and financial reporting for complex affordable multi-family communities. Lisa currently leads the CMI staff of compliance specialists, overseeing CMI's multi-million-dollar portfolio, comprised of owned and third-party management. Lisa is responsible for developing and implementing policies and procedures throughout the organization's multi-state affordable portfolio. Lisa graduated from Spring Valley High School in Columbia, South Carolina as Class Valedictorian and went on to earn her B.A. in English at the University of South Carolina (Magna Cum Laude). In addition to being a licensed Property Manager in South Carolina, she holds several professional designations in the affordable housing industry, including the HCCP (NAHB), NCP (Elizabeth Moreland), RD 515 S.T.A.R (Spectrum), HCM-TC, HCM-R, HCM-HF, and HCM-H (Zeffert), and AHM (Quadel).



## **Traci Tasca**

### **Controller**

Traci Tasca joined CAHEC Management, Inc. as Controller in April 2022. Traci has extensive real estate accounting experience as a Senior Property Accountant for seven plus years at Edens, and as Chief Financial Officer for nearly ten years at NAI Columbia, formerly NAI Avant, where she received the President's award in 2015. Traci earned her Bachelor of Science in Business Administration with Finance and Management from the University of South Carolina and her Master of Accounting and Financial Management from Devry University's Keller Graduate School of Management. She is a Certified Public Accountant in South Carolina since 2008 and holds the CGMA (Chartered Global Management Accountant) designation since 2014. She is a member of the South Carolina Association of CPAs since 2008 and the AICPA since 2009. She is the 2021-2022 Past-Chair for the SCACPA Central Chapter.



## **Kelly Johnson**

### **Director, Compliance**

Kelly Johnson began her career with Boyd Management in August of 2005 as the front desk receptionist. Shortly thereafter, she transitioned to the Compliance Department, where she specialized in lease ups for both new construction and acquisition rehabs. Currently, as CAHEC Management's Director, Compliance Operations, Kelly oversees all property compliance functions within the department. Kelly received her bachelor's degree in geography from the University of South Carolina. She holds several affordable housing designations including the HCCP (NAHB), RD 515 S.T.A.R. (Spectrum), AHM (Quadel), NCP (Elizabeth Moreland), and HCM-TC, HCM-R, HCM-HF and HCM-H (Zeffert).



## **Erlinda McCoy**

### **Director, Human Resources**

Erlinda McCoy is the Human Resource Director (HR) at CMI. In her role, Erlinda is responsible for developing and implementing HR programs such as compensation and benefits management, occupational health and safety, and performance management. Erlinda offers over 20 years of HR experience serving in the construction, manufacturing, and distribution industries. Her practical knowledge of employment law and policy management has proven to be successful in decreasing risks to organizations. Erlinda's hands-on approach to coaching and mentoring supervisors in performance management and discipline has helped organizations develop thoughtful and fair leaders. Erlinda has a history of achieving positive results when mediating employee conflicts due to her strong ability to be objective. Her compassion and her genuine love of people allow her to be a consistent advocate for the employees, the company's greatest asset, while focusing on strategic workplace initiatives.



## Deanna Mizzell

### Director, Fair Housing and Accessibility

Deanna Mizzell is Director of Fair Housing and Accessibility with CAHEC Management, Inc. Deanna has over thirty years' experience in property management. She began her career with Boyd Management in the compliance department and she later transferred to the accounting department as a staff accountant. As Deanna's career advanced, she managed properties including apartments, single family homes, warehouses, and office space. She later advanced to a regional manager and supervised a large portfolio of properties. Deanna is currently the Director of Accessibility and Fair Housing and is responsible for accessibility evaluations, transition plans, reasonable accommodations, accessibility training and is the liaison with third party accessibility consultants, architects, contractors, agencies, and owners while facilitating accessibility compliance. Deanna has obtained the following designations/certifications in the affordable housing industry: HCCP®, RD 515 S.T.A.R®, AHM®, GGPM®, FHC®, ACTCP® and CAPS®, She obtained her SC property manager's license in 1994, and her SC Real Estate Salesman's License in 2008.

# LICENSURES & CERTIFICATIONS

- Accredited Management Organization® (AMO®) through the Institute of Real Estate Management (IREM®)
- Certified Property Manager® (CPM®) through the Institute of Real Estate Management (IREM®)
- Certified Profession of Occupancy (CPO) through National Affordable Housing Management Association (NAHMA)
- Housing Credit Certified Professional (HCCP) through National Association of Homebuilders
- National Compliance Professional (NCP) through Grace Hill®
- S.T.A.R. Rural Development 515 Certified through Spectrum Compliance
- Housing Compliance Manager of the Tax Credit Program (HCM-TC); Housing Compliance Manager for Rural Development (HCM-R); Housing Compliance Manager of HUD (HCM-H); and Housing Compliance Manager of Fair Housing (HCM-FH) through Zeffert & Associates
- Assisted Multifamily Housing Manager (AHM) through Quadel
- NSPIRE Accredited Compliance Expert (NSPIRE A.C.E.) through US Housing Consultants



# ABOUT CAHEC MANAGEMENT, INC.

The CAHEC Management story began in 2020 with the acquisition of Boyd Management, a powerhouse in affordable housing management. This acquisition strategically combined CAHEC's reputation as a leading nonprofit tax credit equity syndicator with Boyd Management's extensive affordable housing experience, and was a testament to a strong partnership that lasted two decades between these entities. This new venture, now known as CAHEC Management, Inc., facilitated a seamless transition, notably characterized by the exceptional decision to retain all of Boyd's staff, showcasing our belief in the value of our people.

- \$1 Billion in fair market value of assets under management
- 2024 NAHMA 25 Largest Rural Development Program
- 16,000+ Affordable, multifamily housing units
- Full service Compliance Department
- Accredited Management Organization (AMO)
- In-house Accessibility and Fair Housing Department

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
Abbie Lane Park	Chatsworth	GA	811, HOME, TCC	64	HFOP	
Abbingdon at Galleria Mall	Centerville	GA	811, HUD, TCC	58	Family	PBV
Abbingdon at Galleria Mall II	Centerville	GA	811, TCC	80	Family	
Abbingdon at Haw Creek	Cumming	GA	811, HUD, TCC	48	Family	PBV
Abbingdon Crossing	Wilson	NC	TCC	80	Family	
Abbingdon Gardens	Winston-Salem	NC	KEY, TCC	96	Family	
Abbingdon Grove	Wadesboro	NC	538, KEY, TCC	48	Family	
Abbingdon Linwood	LaFayette	GA	811, HUD, TCC	60	Family	PBV
Abbingdon Manor	Acworth	GA	TCC	92	Elderly 62+	
Abbingdon Mt. Holly	Charlotte	NC	HUD, KEY, TCC, TEB	102	Family	PBV
Abbingdon Oaks	Southport	NC	538, KEY, TCC	72	Family	
Abbingdon on Cheshire Bridge	Atlanta	GA	811, HUD, TCC	48	Family	PBV
Abbingdon Ormewood Park	Atlanta	GA	811, HOME, TCC, Home Flex	42	Family	
Abbingdon Perimeter	Decatur	GA	811, HUD, TCC	72	Family	PBV
Abbingdon Ridge	Ball Ground	GA	811, HUD, TCC	60	Family	PBV
Abbingdon Square	Raleigh	NC	HUD, KEY, TCC	82	Family	PBV
Abbingdon Trail	Powder Springs	GA	TCC	60	Elderly 62+	
Abbingdon Village	Raleigh	NC	538, KEY, TCC	85	Family	
Abbingdon Westside	Charlotte	NC	KEY, TCC	46	Family	
Abbingdon Willow Lake	Lancaster	SC	TCC	40	Family	
Abbingdon Woods	Brunswick	GA	811, HOME, HUD, TCC	56	Family	PBV
Annadale Park	Ashburn	GA	538, TCC	36	HFOP	
Antigua Place	Moultrie	GA	HOME, TCC	72	HFOP	
Antigua Place II	Moultrie	GA	HOME, TCC	40	HFOP	
Apple Lane	Glenwood	GA	RD, TC, TEB	24	Family	
Apple Village	Glenwood	GA	RD, TC, TEB	24	Elderly	
Ashley Park	Bishopville	SC	RD, TC, TEB	32	Family	
Ashton Village	Waynesboro	GA	RD, TC, TEB	36	Elderly	
Auburn Ridge	Trenton	GA	538, HOME, TCC	60	Family	
Austin Manor	Smithfield	NC	KEY, RD, TC, TEB	48	Elderly	
Autumn Crest	Dawson	GA	538, TCC	36	HFOP	
Autumn Lane	Washington	GA	RD, TC	24	Family	
Autumnwood Village (GA)	Abbeville	GA	RD, TC, TEB	36	Family	
Autumnwood Village (SC)	Walhalla	SC	538, RD, TC, TEB	32	Elderly	
Azalea Village	Crawford	GA	RD, TC, TEB	24	Elderly	
Bamberg East	Bamberg	SC	RD	24	Family	
Bamberg Village	Bamberg	SC	RD, TC, TEB	24	Elderly	
Barton Village	Arlington	GA	RD, TC	18	Elderly	
Belle Ville	Clinton	SC	RD, TC, TEB	24	Elderly	
Berkeley Place	Moncks Corner	SC	538, RD, TC, TEB	24	Elderly	
Big Sky Village	Hiawasse	GA	538, TCC	48	HFOP	
Blackville Gardens	Blackville	SC	RD, TC	24	Family	
Blackwater Cove	Conway	SC	HOME, RD, TC	30	Family	
Bon Aire	Landrum	SC	RD, TC, TEB	40	Family	
Bowman Village	Bowman	GA	RD, TC	24	Elderly	
Bradberry Pointe	Alexander City	AL	HOME, TCC	56	HFOP	
Breakers, The	Trion	GA	538, TCC	68	HFOP	
Breckenridge	McColl	SC	538, RD, TC, TEB	24	Elderly	
Briarwood (SC)	Clio	SC	538, RD, TC, TEB	24	Elderly	
Briarwood Village (GA)	Buena Vista	GA	RD, TC, TEB	38	Elderly	
Brier Creek	Millen	GA	538, RD, TC, TEB	29	Elderly	
Brightwood Lane	Washington	GA	HOME, RD, TC	40	Elderly, Family	
Broadview Cove	Blue Ridge	GA	811, HOME, TCC	60	HFOP	
Brooks Hill	Ellijay	GA	RD, TC, TEB	44	Elderly	
Brooks Hollow	Jasper	GA	RD, TC	40	Elderly	
Brooks Lane	Clayton	GA	RD, TC, TEB	36	Elderly	
Brooks Point	Dahlonega	GA	RD, TC, TEB	41	Elderly	
Brooks Run	Jasper	GA	RD, TC	24	Family	
Brooks Summit	Blue Ridge	GA	RD, TC, TEB	36	Family	
Brooksfield	Louisville	GA	RD, TC, TEB	32	Elderly	
Brookshire	McDonough	GA	RD	46	Family	
Brookside Manor	Newberry	SC	538, RD, TC, TEB	42	Elderly	
Brookstone	Blue Ridge	GA	RD, TC, TEB	40	Family	
Buena Vista	Union	SC	RD, TC, TEB	96	Family	
Cambridge	Summerville	SC	RD, TC, TEB	48	Family	
Canterbury	Camden	SC	RD, TC, TEB	36	Elderly	

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
Canterfield Manor	Denmark	SC	RD, TC	20	Elderly	
Carriage Hill	Lafayette	GA	RD	51	Family	
Carrington Town Center	Richmond Hill	GA	811, TCC	29	HFOP	
Carson Village	Wrightsville	GA	RD, TC, TEB	24	Elderly	
Castlewood	Winnsboro	SC	RD, TC, TEB	96	Family	
Catoosa Senior Village	Calhoun	GA	HOME, TCC	60	HFOP	
Catoosa Senior Village II	Calhoun	GA	538, TCC	52	HFOP	
Cedar Ridge Manor	Ware Shoals	SC	RD, TC	28	Elderly	
Cedar Terrace	Dillon	SC	RD, TC	40	Family	
Center Street	Chester	SC	RD	48	Family	
Chadwick	Eden	NC	KEY, RD, TC, TEB	48	Family	
Chandler Ridge	Greer	SC	TCC	152	Family	
Chateau, The	Vidalia	GA	538, TCC	56	Family	
Cherry Knoll	Rutherfordton	NC	RD, TC, TEB	28	Family	
Cherry Lane	Unadilla	GA	RD, TC, TEB	20	Family	
Cherrywood	Cherryville	NC	RD, TC, TEB	48	Family	
Chester Townhouses	Chester	SC	RD, TC	62	Family	
Chester Townhouses II	Chester	SC	RD, TC	52	Family	
Chesterfield Villas	Lancaster	SC	RD, TC	32	Elderly	
Chestnut Lane	Newnan	GA	RD	50	Family	
Clearview	Twin City	GA	RD	16	Elderly	
Colonial Lodge	Warrenton	NC	KEY, RD, TC, TEB	32	Elderly	
Colony Square	Clinton	SC	RD, TC, TEB	32	Family	
Cornelia Garden Apartments	Cornelia	GA	RD	20	Elderly 62+	
Cottonwood	Williston	SC	538, RD, TC, TEB	24	Family	
Cottonwood Pointe	Camilla	GA	538, TCC	48	HFOP	
Country Estates	Glennville	GA	RD	24	Elderly	
Country Lane (SC)	Moncks Corner	SC	RD, TC, TEB	24	Family	
Country Ridge	Walhalla	SC	538, RD, TC, TEB	32	Family	
Countryside Townhouses	Clinton	SC	RD, TC, TEB	52	Family	
Cox Creek	Ellijay	GA	538, RD, TC, TEB	25	Family	
Creeside (Batesburg)	Batesburg	SC	RD	40	Family	
Creeside (Piedmont)	Piedmont	SC	RD, TC, TEB	40	Family	
Creekwood	Allendale	SC	Housing Trust, RD	24	Family	
Crestview Manor	Royston	GA	RD, TC, TEB, 538	25	Elderly	
Deerwood Village	Adrian	GA	RD, TC, TEB	20	Family	
Devenwood	Ridgeland	SC	RD, TC	24	Elderly	
Devonshire	Andrews	SC	RD, TC, TEB	32	Family	
Dogwood Senior Village	Greenwood	SC	TCC	48	HFOP	
Doyle Village	Darien	GA	RD, TC, TEB	38	Elderly	
Dupont Landing	Aiken	SC	TCC	44	Family	
Duvall	Inman	SC	RD, TC, TEB	40	Family	
Eastway Crossings	Charlotte	NC	KEY, TCC	132	HFOP	PBV, VASH
Edenfield Place	Millen	GA	RD, TC	48	Family	
Edgewood	Edgefield	SC	RD	30	Family	
Edison Village	Edison	GA	RD, TC, TEB	66	Elderly	
Edisto	Denmark	SC	RD, TC	44	Family	
Estes Park	Douglas	GA	538, TCC	72	Family	
Evans Knoll	Winnsboro	SC	RD, TC, TEB	36	Family	
Fair Oaks Lane	Rincon	GA	RD, TC	44	Family	
Fairfax Garden	Fairfax	SC	RD, TC, TEB	44	Family	
Fairfield	Vienna	GA	538, RD, TC, TEB	48	Elderly	
Fairfield Senior Village	Winnsboro	SC	TCC	32	HFOP	
Fairhaven Place	Gastonia	NC	TCC	200	Family	
Fairmeadow	Latta	SC	RD, TC	24	Elderly	
Fairridge Lane	Denmark	SC	RD, TC, TEB	24	Family	
Fairridge Village	Denmark	SC	RD, TC, TEB	24	Elderly	
Faith Crossing	Vidalia	GA	HOME, TCC	64	HFOP	
Falls Park	Toccoa	GA	RD, TC, TEB	48	Family	
Fern Point	Toccoa	GA	TCC	48	Family	
Forest Glen Village	Vidalia	GA	RD, TC, TEB	46	Elderly	
Forest Pointe	Butler	GA	RD, TC, TEB	25	Family	
Forest Ridge	Waynesboro	GA	538, RD, TC, TEB	24	Elderly	
Forestview	Liberty	SC	RD, TC, TEB	44	Family	
Forrest Hills	Crawford	GA	RD	24	Family	
Fountain Arms	Fountain Inn	SC	538, RD, TC	50	Family	

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
Four Oaks Village	Four Oaks	NC	RD, TC, TEB	24	Elderly	
Fox Run	Jesup	GA	RD, TC	24	Family	
Foxborough Pines	Henderson	NC	TCC	60	Family	
Foxcreek	St. Stephen	SC	HUD, RD, TC, TEB	48	Family	
Gardens at Parkway	Greenwood	SC	TCC	48	Family	
Georgetown Senior Apartments	Kernersville	NC	KEY, TCC	70	HFOP	
Gibson Village	Gibson	GA	RD, TC, TEB	18	Family	
Glenfield, Phase I	Bennettsville	SC	HOME, RD, TC	40	Family	
Glenfield, Phase II	Bennettsville	SC	HOME, RD, TC	40	Family	
Goshen Crossing	Rincon	GA	TCC	60	Family	
Goshen Crossing II	Rincon	GA	811, TCC	60	Family	
Greentree Village	Greenville	GA	RD	24	Elderly	
Greenwood Village	Fort Gaines	GA	RD, TC	24	Elderly	
Hamilton Village	Preston	GA	RD, TC, TEB	20	Family	
Hampton Lane	Buena Vista	GA	RD, TC	24	Family	
Harbor Pointe	Tifton	GA	HOME, TCC	56	HFOP	
Harper's Pointe	Gainesville	FL	TCC	66	HFOP	
Hartsville Crossing	Hartsville	SC	TCC	32	Family	
Harvin Manor	Summerton	SC	RD, TC, TEB	32	Elderly	
Havenwood Elberton Senior	Elberton	GA	811, HOME, HUD, TCC	50	HFOP	
Hazelwood Manor	Johnston	SC	RD, TC, TEB	24	Elderly	
Heritage Manor	Donalsonville	GA	RD, TC, TEB, 538	32	Family	
Heritage Oaks	Cordele	GA	538, RD, TC, TEB	50	Family	
Heritage Square	Newberry	SC	RD, TC, TEB	52	Family	
Hiawassee	Hiawassee	GA	RD	14	Family	
Hidden Creek	Manchester	GA	538, RD, TC, TEB	49	Family	
Hidden Valley	Lyman	SC	RD, TC, TEB	40	Family	
Highland Village	Monroe	GA	RD, TC, TEB	55	Elderly	
Hillmont Village	Micro	NC	RD, TC, TEB	24	Elderly	
Hilltop (GA)	Cordele	GA	RD	64	Family	
Hilltop (SC)	Laurens	SC	RD, TC	72	Family	
Holly Springs	Travelers Rest	SC	RD, TC, TEB	46	Family	
Holly Tree Manor	Holly Hill	SC	RD, TC	24	Elderly	
Holly Village	Buchanan	GA	RD, TC, TEB	24	Family	
Houston Village	Alamo	GA	RD, TC, TEB	24	Elderly	
Hummingbird Landing	Andalusia	AL	HOME, TCC	56	HFOP	
Hummingbird Pointe	Cedartown	GA	HOME, TCC	64	HFOP	
Hunter Bay	York	SC	TCC	40	HFOP	
Huntington Square	Gaffney	SC	RD, TC, TEB	48	Family	
Idora Park	Calhoun	GA	811, TCC	60	HFOP	
Imperial Place	Toccoa	GA	HOME, TCC	60	HFOP	
Irby Senior Village	Florence	SC	TCC	40	HFOP	
Jasmine Lane	East Dublin	GA	RD	24	Family	
Jerine	Whitmire	SC	RD, TC, TEB	24	Family	
Kingswood	Kings Mountain	NC	KEY, RD, TC, TEB	48	Family	
Knolwood I and II	Lancaster	SC	RD, TC, TEB	88	Family	
Lafayette Gardens	Lafayette	GA	538, RD, TC, TEB	20	Family	
Landings	Little River	SC	HOME, RD, TC, TEB	24	Family	
Landrum Estates	Landrum	SC	RD	16	Elderly	
Laurel Estates	Walhalla	SC	RD	20	Elderly	
Laurel Street Village	Honea Path	SC	HOME, TCC	42	Family	
Laurel Street Village II	Honea Path	SC	TCC	34	Family	
Laurel Village	Wadley	GA	RD, TC, TEB	24	Elderly	
Laurelwood I and II	Winnsboro	SC	RD, TC, TEB, 538	64	Elderly	
Legacy of Vine City	Atlanta	GA	HOME, TCC	105	HFOP	PBV
Lillie R Campbell House	Atlanta	GA	TCC, Home Flex	96	HFOP	PBV
Lincoln	Lincolnton	GA	RD	24	Family	
Linwood Place	Chatsworth	GA	HOME, TCC	48	HFOP	
Live Oak Villas	Midway	GA	811, HUD, TCC	60	Family	PBV
Logan Lane	Ridgeland	SC	538, RD, TC, TEB	36	Family	
Lone Mountain	Ringgold	GA	HOME, TCC	56	HFOP	
Lone Mountain, Phase II	Ringgold	GA	811, HOME, TCC	64	HFOP	
Lookout Pointe	Trenton	GA	HOME, TCC, 811	56	HFOP	
Lucky Pointe	Lafayette	GA	HOME, TCC	52	HFOP	
Lumberwood	Lumberton	NC	KEY, RD, TC, TEB	48	Family	
Madison Reynoldstown	Atlanta	GA	811, HOME, TCC, TEB	116	Family	

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
Magnolia Lane	Bloomingtondale	GA	RD, TC	48	Family	
Magnolia Senior Village	Hartsville	SC	HOME, TCC	32	HFOP	
Magnolia Village	Walterboro	SC	RD, TC, TEB	24	Elderly	
Manning Lane	Manning	SC	RD, TC, TEB	42	Family	
Mannington Place	Manning	SC	RD, TC	40	Elderly	
Maple Lane	Wadley	GA	RD, TC, TEB	10	Family	
Marion Manor	St. Stephen	SC	538, RD, TC, TEB	28	Elderly	
Marshall Lane	Marshallville	GA	RD, TC	18	Family	
Marshall Village	Marshallville	GA	RD, TC	24	Elderly	
McCormick Manor	McCormick	SC	RD, TC	24	Elderly	
McKinley Lane	Fitzgerald	GA	RD	48	Family	
Meadow Park	Mullins	SC	RD, TC, TEB	56	Family	
Meadow Wood	Sardis	GA	538, RD, TC, TEB	24	Family	
Meadowbrook	Laurens	SC	RD, TC, TEB	48	Family	
Meadowbrook Lane	Americus	GA	RD, TC	50	Family	
Meadowbrook Village	Americus	GA	RD, TC, TEB	55	Elderly	
Meadowfield	Summerton	SC	HUD, RD	48	Family	PBV
Medical Park	Edgefield	SC	RD, HUD	24	Elderly	PBV
Melrose Lane	Great Falls	SC	RD, TC, TEB	24	Family	
Midway Manor	West Pelzer	SC	RD, TC, TEB	48	Family	
Mill Tree	Marshville	NC	KEY, RD, TC, TEB	24	Family	
Mockingbird Pointe	Monroeville	AL	HOME, TCC	56	HFOP	
Mockingbird Pointe II	Monroeville	AL	HOME, TCC	40	HFOP	
Monterey Pass	Thomson	GA	538, TCC	60	HFOP	
Mountain Lane	Blue Ridge	GA	RD	24	Family	
Mulberry Court	Fitzgerald	GA	538, TCC	48	HFOP	
Myrtle Terraces I	Gainesville	GA	TCC	84	HFOP	
Myrtle Terraces II	Gainesville	GA	TCC	76	HFOP	
North Oaks	Conway	SC	538, RD, TC, TEB	44	Family	
Northwest	Lancaster	SC	RD, TC, TEB	72	Family	
Oak Forest	Eastman	GA	RD, TC	40	Elderly	
Oak Hill	Greenville	GA	RD	24	Family	
Oak Lane	Elberton	GA	RD	24	Family	
Oak Village	Zebulon	GA	RD, TC, TEB	24	Elderly	
Oakcrest	Travelers Rest	SC	RD, TC, TEB	40	Family	
Oakland Plantation	Sumter	SC	RD, TC, TEB	72	Family	
Oakland Village	Littleton	NC	RD, TC, TEB	24	Elderly	
Oakleaf Senior	Lancaster	SC	HOME, TCC	50	HFOP	
Oaks, The	McCormick	SC	RD, TC, TEB	20	Elderly	
Oakvale	Cowpens	SC	RD, TC, TEB	24	Family	
Oakwood Manor	Bennettsville	SC	RD, TC	24	Elderly	
Old Hickory	Lancaster	SC	RD	32	Family	
Olde Towne	Plymouth	NC	RD	36	Family	
Oliver Place	Perry	GA	811, HUD, TCC	100	Family	PBV
Overlook Pointe	Cordele	GA	538, TCC	56	HFOP	
Palmetto Estates	Hemingway	SC	RD	24	Family	
Palmetto Lane	Iva	SC	RD, TC, TEB	20	Family	
Park at Sondrio	Greenville	SC	Conventional Bond	271	Family	
Park at Vietti	Spartanburg	SC	Conventional Bond	204	Family	
Park Avenue I	Johnston	SC	RD, TC, TEB	20	Elderly	
Park Avenue II	Johnston	SC	RD, TC, TEB	20	Family	
Peach Lane	Wadley	GA	RD	18	Family	
Peach Place	Byron	GA	TCC	60	HFOP	
Peach Village	Wadley	GA	RD	24	Elderly	
Peachtree Senior Village	Liberty	SC	TCC	40	HFOP	
Pecan Grove (GA)	Sandersville	GA	RD, TC	48	Family	
Pecan Grove (SC)	Abbeville	SC	RD, TC, TEB	40	Family	
Pecan Village	Ellaville	GA	RD, TC, TEB	30	Elderly	
Pembroke	Pamplico	SC	RD	24	Family	
Pepperton Villas	Jackson	GA	538, RD, TC, TEB	29	Elderly	
Peppertree	Bishopville	SC	RD, TC	24	Family	
Pickens	Pickens	SC	RD, TC, TEB	24	Family	
Pigeon Bluff	Manchester	GA	538, RD, TC, TEB	18	Family	
Pigeon Creek	Manchester	GA	538, RD, TC, TEB	43	Elderly	
Pine Lane	Pine Mountain	GA	RD, TC, TEB	30	Family	
Pine Manor	Rincon	GA	RD, TC, TEB	24	Family	

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
Pine Terrace	Wrightsville	GA	RD, TC	48	Family	
Pine View Crossing	Centre	AL	HOME, TCC	52	HFOP	
Pine View Crossing II	Centre	AL	HOME, TCC	40	HFOP	
Pine Village	Pine Mountain	GA	RD, TC, TEB	36	Family	
Pinebrook	Perry	GA	538, RD, TC, TEB	52	Family	
Pinegate	Ahoskie	NC	KEY, RD, TC, TEB	56	Family	
Pineridge	Prosperity	SC	RD, TC, TEB, 538	24	Family	
Plantation	Georgetown	SC	RD, TC, TEB	48	Family	
Plantation of MC	Moncks Corner	SC	RD, TC	32	Family	
Poplar Creek	Inman	SC	538, RD, TC, TEB	30	Family	
Quail Run	Reidsville	GA	RD, TC, TEB	24	Family	
Ramblewood	Batesburg	SC	HUD, RD, TC, TEB	64	Family	PBV
Ridge Oak	Landrum	SC	RD, TC, TEB	18	Family	
Ridgecrest	Central	SC	RD, TC, TEB	46	Family	
Ridgeview	Pickens	SC	RD, TC, TEB	24	Family	
Riverwinds	Camden	SC	538, RD, TC, TEB	48	Family	
Rosewood Village	Willacoochee	GA	RD, TC, TEB	24	Elderly	
Rutledge Park	Lancaster	SC	RD	8	Elderly	
Ryan Park	Gaffney	SC	RD, TC, TEB	48	Family	
Saluda	Chester	SC	RD	24	Elderly	
Saluda Terrace	Saluda	SC	Conventional, HUD	48	Family	PBV
Sand Hill	Dunn	NC	KEY, RD, TC, TEB	40	Family	
Sandy Bay	Kingstree	SC	RD, TC, TEB	28	Family	
Santa Ana	Alamo	GA	RD, TC, TEB	16	Family	
Saratoga Court	Summerville	GA	HOME, TCC	48	HFOP	
Saw Mill	Whiteville	NC	RD, TC, TEB	40	Family	
Scarlett Oaks	Lexington	SC	538, RD, TC, TEB	40	Elderly	
Seagrove Village	Estill	SC	RD, TC	25	Elderly	
Selman Place	Bainbridge	GA	RD, TC, HOME	56	Elderly	
Shady Grove	Ellaville	GA	RD, TC, TEB	18	Family	
Shady Moss	Conway	SC	RD, TC, TEB	46	Family	
Shangri-La Park	Cartersville	GA	HOME, TCC	72	HFOP	
Sharon Lane	St. George	SC	RD, TC, TEB	12	Family	
Sherwood Forest	Lugoff	SC	RD, TC, TEB	96	Family	
Shires, The	Charleston	SC	TCC	72	Family	
Southview Estates	Springfield	FL	TCC	50	HFOP	
Sparkleberry Hill	Columbia	SC	RD, TC, TEB	64	Family	
St. Albans	Enterprise	AL	HOME, TCC	48	HFOP	
Statham North Village	Winder	GA	RD	18	Family	
Steeplechase	Camden	SC	RD, TC, TEB	94	Family	
Stilwell Manor I	Inman	SC	RD	20	Elderly	
Stilwell Manor II	Inman	SC	RD	16	Elderly	
Stonegate	Clover	SC	538, HOME, RD, TC, TEB	44	Family	
Summer Breeze Park	Ringgold	GA	811, HOME, TCC	72	Family	
Summer Lane	Santee	SC	RD, TC, TEB	24	Family	
Summercrest	Laurens	SC	RD, TC, TEB	90	Family	
Sunset Pointe	Jesup	GA	538, HOME, TCC	64	Family	
Talbot Village	Talbotton	GA	RD, TC, TEB	48	Family	
Tall Pines	Hamlet	NC	KEY, RD, TC, TEB	48	Family	
Tallwood Apartments	Clinton	SC	RD, TC, TEB	40	Elderly	
Tan Yard Branch I	Blairsville	GA	RD, TC	24	Family	
Tan Yard Branch II	Blairsville	GA	538, RD, TC, TEB	25	Elderly	
Three Oaks	Cowpens	SC	RD, TC, TEB, 538	52	Family	
Timber Ridge	McCormick	SC	RD, TC, TEB	36	Family	
Timmons Village	Lynchburg	SC	RD, TC, TEB	18	Family	
Town & Country	Lexington	SC	538, RD, TC, TEB	46	Family	
Turner Lane	Ashburn	GA	RD, TC	24	Family	
Village at Chickamauga II, The	Chickamauga	GA	811, HOME, TCC	60	HFOP	
Village at Dupont Landing, The	Aiken	SC	TCC	46	Elderly	
Village, The	Chickamauga	GA	HOME, TCC	40	HFOP	
Villages on Mill Street	Camden	SC	TCC	50	Family	
Walnut Village	Manning	SC	RD, TC, TEB	24	Elderly	
Warm Springs	Warm Springs	GA	538, RD, TC, TEB	22	Family	
Water Oak	Jefferson	SC	HUD, RD, TC, TEB	40	Family	PBV
Wedgewood	St. Stephen	SC	RD, TC, TEB	16	Family	
West End Manor	Union	SC	RD, TC	28	Elderly	

NAME	CITY	STATE	TYPE	TOTAL UNITS	Property Designation	Rental Assistance
West Pines	Cheraw	SC	RD, TC, TEB	40	Family	
Westchase	Clinton	SC	538, RD, TC, TEB	85	Family	
Westport Village	Waycross	GA	HOME, TCC	64	HFOP	
Westview	Sylvania	GA	RD, TC, TEB	80	Family	
Westwood Townhouses	Boiling Springs	SC	RD, TC, TEB	52	Family	
Whitewater Village	Ideal	GA	RD, TC	18	Family	
Wildwood (GA)	Elberton	GA	538, RD, TC, TEB	50	Family	
Wildwood (SC)	Honea Path	SC	RD, TC, TEB	30	Family	
Willow	Cordele	GA	RD, TC	31	Family	
Willow Creek	Saluda	SC	RD, TC, TEB	36	Family	
Willow Lane	Bowman	GA	RD	18	Family	
Willow Run (NC)	Morganton	NC	TCC	24	Family	
Willow Run (SC)	Williston	SC	RD, TC, TEB	24	Elderly	
Willowpeg Lane	Rincon	GA	RD, TC, TEB	48	Family	
Willowpeg Village	Rincon	GA	RD, TC, TEB	57	Elderly	
Winder Woods	Winder	GA	RD	40	Family	
Windsor Shores	Columbia	SC	Conventional Bond	176	Family	
Winfield I and II	Harleyville	SC	538, RD, TC	34	Family	
Wisteria Gardens Newnan	Newnan	GA	TCC	120	HFOP	
Wisteria Place of Hamilton Mill	Buford	GA	TCC	100	HFOP	
Wisteria Place of Mableton	Mableton	GA	TCC	104	HFOP	
Woodcreek	Simpsonville	SC	RD, TC, TEB	48	Family	
Woodhill Apartments	Lincolnton	NC	RD, TC, TEB	40	Family	
Woodland Park	St. George	SC	RD, TC, TEB	24	Family	
Woodland Terrace	Waynesboro	GA	538, RD, TC, TEB	30	Family	
Woodlawn Manor	Union	SC	RD, TC, TEB	24	Elderly	
Woodridge (SC)	Ridgeland	SC	RD	24	Family	
Woodruff Arms	Woodruff	SC	RD, TC, TEB	36	Family	
Woodside	Bishopville	SC	HUD, RD, TC, TEB	48	Family	PBV
Woodstream	Wellford	SC	RD, TC, TEB	24	Family	
Woodvale I	Cordele	GA	RD, TC	40	HFOP	
Woodvale II	Cordele	GA	RD, TC	46	HFOP	
Woodvale III	Cordele	GA	RD, TC	46	Elderly	
Woodwind	Reidsville	NC	KEY, RD, TC, TEB	48	Family	
York Townhouses	York	SC	RD, TC	46	Family	
Yorktown	Clover	SC	RD, TC, TEB	40	Family	
Young Harris	Hiawassee	GA	RD	14	Family	
			<b>Total Units:</b>	<b>16378</b>		

#### In Pre-Development

Owner	Property Name	City	State	Property Type	# of Units	Projected Opening By
Commonwealth	Fairhaven Place**	Gastonia	NC	Family	200	2/1/2025
Commonwealth	Carrington Manor**	Beaufort	SC	HFOP	64	7/1/2025
Commonwealth	Fairhaven Summit**	Asheville	NC	Family	77	12/1/2025
Commonwealth	Fairhaven Glen**	Charlotte	NC	Family	140	3/1/2026
Commonwealth	Enclave at Forest Heights**	Gastonia	NC	Family	48	8/1/2026
Commonwealth	Fairhaven Meadows**	Brevard	NC	Family	42	9/1/2026
<b>Units Pending</b>					<b>571</b>	



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