

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Fernwood at Five Points
I, RJS Real Estate Services, Inc., am a General Partner ☐, a Developer ☒,
and/or a Managing Member ☐ of SCAHI Fernwood, LLC
(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.

N/A

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
Please see attached.					

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: Please see full title below. _____

Date: 5/19/2025 _____

Richard Sciortino, President of RJS Real Estate Services, Inc.;
Member of Brinshore Development, L.L.C.;
Special Member Entity of SCAHI Fernwood, LLC

Exhibit K Attachment

Fernwood at Five Points
Brinshore Development LLC
2015 - 2024

Development Name	City, State	# Units	Date Completed	Funding Sources	Percent of Current Ownership Interest
Dorchester Artist + Housing Collaborative	Chicago, IL	32	2014	Private Debt LIHTC Equity IAHTC Equity CHA Capital Funds AHP Grant	0%
Gwendolyn Place	Chicago, IL	71	2014	LIHTC Equity CHA Loan TIF Private Debt	0.005%
Plowfield Square	Lincoln, IL	42	2014	IHDA HOME IHDA Trust Fund LIHTC Equity DCEO Grant	0.074%
Fox Prairie	Aurora, IL	40	2015	LIHTC Equity IHDA FAF IHDA Trust Fund Aurora HOME Aurora NSP AHP Grant Private Debt	0%
Bloomington-Normal Scattered Sites	Bloomington and Normal, IL	26	2015	LIHTC Equity IHDA FAF IHDA Trust Fund	0.01%
Milwaukee Prosperity	Milwaukee, WI	35	2015	LIHTC Equity NSP AHP Grant Private Debt	0.0054%
City Gardens	Chicago, IL	76	2016	Private Debt LIHTC Equity CHA Loan TIF	0.00405%
Park Place	Chicago, IL	78	2016	Private Debt LIHTC Equity IAHTC Equity TIF BoA Grant	0.01%
Clybourn 1200	Chicago, IL	84	2017	Private Debt CHA Loan TIF AHC LIHTC Equity IAHTC Equity Seller Note	0.0045%
Phil B.Curls Manor	Kansas City, MO	54	2016	Private Debt LIHTC Equity MHDC HOME KCMO HOME	0.009%
Highlander Phase I	Omaha, NE	101	2018	TE Debt TIF Foundation Loan LIHTC Equity Deferred Developer Fee	0.0054%

Pendleton Flats	Kansas City, MO	30	2017	LIHTC Equity MHDC HOME GP Equity Deferred Developer Fee	0.006%
Highland Green	Urbana, IL	33	2017	LIHTC Equity Private Debt Urbana HOME & CDBG AHP IAHTC Equity Deferred Developer Fee Land Donation	0.006%
Villages of Westhaven	Chicago, IL	200	2018	TE Debt CHA Loan IAHTC Equity Seller Note LIHTC Equity Deferred Developer Fee	0.00405%
McCrary Senior Apartments	Chicago, IL	62	2018	LIHTC Equity TIF Seller Note IAHTC Equity Member Equity Deferred Developer Fee	0.0065%
Thresholds RAD2	Chicago, IL	146	2018	IHDA HOME IHDA Trust Fund IAHTC Equity HODC Reserve Loan Seller Note LIHTC Equity Member Equity Deferred Developer Fee	0%
KLEO Art Residences	Chicago, IL	58	2018	Private Debt TIF LIHTC Equity IAHTC Equity Seller Note GP Equity Deferred Developer Fee	0.006%
Heather Gardens	Kalamazoo, MI	79	2018	Private Debt MSHDA HOME LIHTC Equity GP Equity Deferred Developer Fee	0.0049%
Maple Terrace	Kansas City, MO	72	2018	Private Debt LIHTC Equity HOME CHOICE Member Equity Deferred Developer Fee	0.006%
Pendleton Arts Block	Kansas City, MO	38	2018	LIHTC Equity HOME CHOICE Member Equity Deferred Developer Fee	0.006%
Quinlan Row	Kansas City, MO	22	2018	Private Debt LIHTC Equity HOME Deferred Developer Fee Member Equity CHOICE	0.006%

Quinlan Place	Kansas City, MO	57	2018	Private Debt LIHTC Equity (Fed & State) KCMO HOME MHDC HOME Deferred Developer Fee Member Equity CHOICE	0.006%
The Haven at Market Place	Champaign, IL	122	2018	Private Debt LIHTC Equity IAHTC Equity Seller Note HACC Loan GP Equity Deferred Developer Fee	0%
4400 Grove	Chicago, IL	84	2018	Private Debt TIF ComEd Grant CHA Loan Seller Note IAHTC Equity LIHTC Equity Member Equity	50.000%
Sheridan Station	Denver, CO	133	2019	Freddie TEL CHFA Housing Opportunity State HOME City OED LIHTC Equity (Fed & State) Deferred Developer Fee Accrued Interest	0.0027%
Villard Commons	Milwaukee, WI	43	2021	Private Debt TIF Bridge City HOME AHP WHEDA Capital Magnet Funds WHEDA MLPLF City NSP City Trust Fund Deferred Developer Fee GP Equity LIHTC Equity	0.006%
Nobility Point	Omaha, NE	60	2020	Private Debt LIHTC Equity (Fed & State) TIF City HOME AHP 75N Loan QOZ Interest GP Equity SMM Equity Deferred Developer Fee	0.006%
Frederick Ball	Quincy, IL	65	2021	Private Debt LIHTC Equity DTC Loan QHA Loan GP Equity LP Equity Income During Construction FAF Loan- IHDA Deferred Developer Fee Reserve QHA	0.004%

Bloomington RAD I	Bloomington, IN	116	2021	Private Debt LIHTC Equity HOME HDF- Bloomington Seller Note BHA Loan Member Equity Deferred Developer Fee	0.0049%
Spring Flats Senior	Washington DC	88	2021	Private Debt LIHTC Equity DC DHCD HPTF Sponsor Loan Deferred Developer Fee GP Equity	0.440%
Starpoint	Flagstaff, AZ	77	2021	Private Debt LIHTC Equity HOME Deferred Developer Fee GP Equity	100.000%
Spring Flats Family	Washington DC	87	2022	Freddie TEL LIHTC Equity DC DHCD HPTF Sponsor Loan Deferred Developer Fee	0.440%
Capitol Square	Denver, CO			Freddie TEL LIHTC Equity (Fed & State) CDOH HOME City OED GP/ Special Member Equity Deferred Developer Fee	0.00459
255 State 9%	Salt Lake City, UT	72	2022	Private Debt LIHTC Equity (Fed & State) Sellers Note RDA Loan HOME HTF Private Philanthropic Funds GP Equity Deferred Developer Fee	100.000%
255 State 4%	Salt Lake City, UT	118	2022	Private Debt LIHTC Equity (Fed & State) Sellers Note RDA Loan HOME (City & County) HTF Private Philanthropic Funds GP Equity Deferred Developer Fee	100.000%
Al Thomas	Gary, IN	170	2022	Private Debt IHCDA Dev Fund LIHTC Equity GHA Capital Funds Seller Financing Income During Construction Deferred Developer Fee	0.00459

Brookwood @ Antioch	Kansas City, MO	66	2022	Private Debt LIHTC Equity (Fed) CNI Funds HTF Funds HOME Funds HAKC RAP Funds GP Equity Deferred Developer Fee	0.0054
Maldonado Paseo Boricua Arts Bldg.	Chicago, IL	24	2022	Private Debt LIHTC Equity (Fed) IHDA Trust Funds City AHOF City TIF MM Equity	0.005
Sam Rodgers Place	Kansas City, MO	62	2023	Private Debt LIHTC Equity (Fed) CNI Funds HTF Funds HOME Funds HAKC RAP Funds GP Equity Deferred Developer Fee	0.0054
Reunion at Kindred (Block 19)	Norfolk, VA	72	2023	VHDA Debt LIHTC Equity (Fed) CNI Funds GP Equity Deferred Developer Fee	0.0045
Origin at Kindred (Block 20)	Norfolk, VA	120	2024	VHDA Debt LIHTC Equity (Fed) CNI Funds GP Equity Deferred Developer Fee	0.0045