

TAB 8 – PREVIOUS TAX
CREDIT PARTICIPATION

EXHIBIT K

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Kennedy Street Apartments

I, Benjamin D. Mottola, am a General Partner ☐, a Developer ☐,
and/or a Managing Member ☒ of SCG Development SPE, 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.

_____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.

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Signature: _____

Title: President _____

Date: 5/14/2025 _____

Exhibit K: Previous Participation Certificate

Start: 1/1/2015

End: 12/31/2024

Development Name	City & State	# Units	Date		% of Current Ownership Interest
			Completed	Funding Sources	
Ashton Cove	Kingsland, GA	72	10/17/2018	Tax Credit	40% managing member of 0.01% GP
Chelmsford Woods Residences Phase I	Chelmsford, MA	58	2/29/2016	Tax Credit; HOME	51% managing member of 0.01% GP
Chelmsford Woods Residences Phase II	Chelmsford, MA	58	7/6/2018	Tax Credit; HOME	51% managing member of 0.01% GP
Cypress Parc	New Orleans, LA	62	5/31/2016	Tax Credit; HOME; CDBG	50% managing member of 0.01% GP
Eureka Heights	Ashburn, GA	56	7/27/2015	Tax Credit	40% managing member of .0049% GP
Market Station	Thomasville, GA	80	3/30/2018	Tax Credit	50% managing member of 0.01% managing member
Page Woodson Apartments	Oklahoma City, OK	128	6/30/2017	Tax Credit; Tax Exempt Bond	45% managing member of 0.01% GP
Park Heights	Baltimore, MD	100	10/31/2017	Tax Credit; Tax Exempt Bond; S8	.005% managing member
Parkside at Bethel	Clover, SC	42	5/15/2018	Tax Credit	33% managing member of 0.01% GP
Parkside at Boulevard	Orangeburg, SC	44	8/2/2016	Tax Credit; HOME	33% managing member of 0.01% GP
The Residences at the Government Center I	Fairfax, VA	150	3/1/2017	Tax Credit	sole member of 80% managing member of 0.01% GP
The Residences at the Government Center II	Fairfax, VA	120	3/1/2017	Tax Credit; Tax Exempt Bond	sole member of 80% managing member of 0.01% GP
Southfork Apartments	Camilla, GA	96	9/15/2016	Tax Credit; USDA	40% managing member of 0.01% GP
St. James Terrace	Baltimore, MD	151	7/12/2018	Tax Credit; Tax Exempt Bond	50% managing member of 0% class A limited partner
The Coady School Residences	Bourne, MA	58	8/25/2017	Tax Credit	99.99% managing of 0.01% GP member
Parkside at Drayton	Spartanburg, SC	41	4/30/2019	Tax Credit	33% managing member of 0.01% GP
Perrytown Apartments	Perry, FL	100	7/31/2019	Tax Credit; Tax Exempt Bond; SAIL; ELI	51% member of 0.01% GP
Hand Trading Company Apartments	Pehlam, GA	54	12/31/2019	Tax Credit	40% managing member of .01% GP
Momentum at Shady Grove	Derwood, MD	110	10/17/2019	Tax Credit; Tax Exempt Bond; RHW	100% managing member of 0.01% GP
Parkside at Main	Simpsonville, SC	42	2/28/2020	Tax Credit	33% managing member of 0.01% GP
Douglass Village	Douglassville, GA	88	5/1/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
517 Park Circle	Aspen, CO	11	11/17/2020	Conventional	50% managing member of .01% GP
802 West Main	Aspen, CO	10	8/11/2020	Conventional	50% managing member of .01% GP
Springhill Apartments	Madison, FL	76	12/16/2020	Tax Credit; Tax Exempt Bond	51% member of 0.01% GP
488 Castle Creek	Aspen, CO	24	12/29/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
The Forge on Broadway	Buffalo, NY	158	6/20/2020	Tax Credit; Tax Exempt Bond	45% managing member of .01% GP
Parkside at Hudson	Gastonia, NC	80	11/10/2020	Conventional; RPP, WHLP	33% managing member of 0.01% GP
Dogwood Trail Apartments	Albany, GA	64	12/31/2020	Tax Credit	50% managing member of 0.01% GP
500 Northside Station	Spartanburg, SC	90	7/29/2021	Tax Credit; Tax Exempt Bond	45% member of 0.01% GP
Renaissance Place	Greenville, SC	57	9/15/2021	Tax Credit	33% managing member of 0.01% GP
Parkside at Butler	Mauldin, SC	72	3/1/2023	Tax Credit	33% managing member of 0.01% GP
Silver Creek (fka Knowles Manor)	Kensington, MD	94	3/1/2022	Tax Credit	24.5% managing member of 0.01% managing member
Oxford School Residences	Fairhaven, MA	52	6/13/2022	Tax Credit	sole member of 0.01% GP
Ovation at Arrowbrook I	Herndon, VA	126	3/10/2023	Tax Credit	sole member of 0.01% GP
Helena Crocker Residences	Westford, MA	18	11/15/2023	Tax Credit	75% Managing Member of 0.01% GP
Ovation at Arrowbrook II	Herndon, VA	148	3/29/2023	Tax Credit	sole member of 0.01% GP
		Total	2,790		

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: KENNEDY STREET APARTMENTS

I, BOGUE WALLIN, am a General Partner ☐, a Developer ☒,

and/or a Managing Member ☐ of KENNEDY STREET OWNER, LP
(Name of Company or Entity associated with proposed development)

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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:

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- 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;
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- 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.

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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: T. Boyer Walker

Title: MANAGING MEMBER

Date: 5-8-25

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: KENNEDY STREET APARTMENTS

I, P. EDWIN GORD, JR., am a General Partner ☐, a Developer ☒,

and/or a Managing Member ☐ of KENNEDY STREET OWNER, LP
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Signature: P. Edwin West, Jr.

Title: Managing Member

Date: 5-8-25

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Kennedy Street Apartments
I, John M. Nelson, IV, am a General Partner ☐, a Developer ☐,
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(Name of Company or Entity associated with proposed development)

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Signature: _____

Title: CEO _____

Date: 5/14/2025 _____

Exhibit K: Previous Participation Certificate

Start: 1/1/2015

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EXHIBIT K

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Proposed Development Name: Kennedy Street Apartments

I, Kyle F. Wolff, am a General Partner ☐, a Developer ☐,

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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: Executive Vice President

Date: 5/19/2025

Exhibit K: Previous Participation Certificate

Start: 1/1/2015

End: 12/31/2024

Development Name	City & State	# Units	Date		% of Current Ownership Interest
			Completed	Funding Sources	
Ashton Cove	Kingsland, GA	72	10/17/2018	Tax Credit	40% managing member of 0.01% GP
Chelmsford Woods Residences Phase I	Chelmsford, MA	58	2/29/2016	Tax Credit; HOME	51% managing member of 0.01% GP
Chelmsford Woods Residences Phase II	Chelmsford, MA	58	7/6/2018	Tax Credit; HOME	51% managing member of 0.01% GP
Cypress Parc	New Orleans, LA	62	5/31/2016	Tax Credit; HOME; CDBG	50% managing member of 0.01% GP
Eureka Heights	Ashburn, GA	56	7/27/2015	Tax Credit	40% managing member of .0049% GP
Market Station	Thomasville, GA	80	3/30/2018	Tax Credit	50% managing member of 0.01% managing member
Page Woodson Apartments	Oklahoma City, OK	128	6/30/2017	Tax Credit; Tax Exempt Bond	45% managing member of 0.01% GP
Park Heights	Baltimore, MD	100	10/31/2017	Tax Credit; Tax Exempt Bond; S8	.005% managing member
Parkside at Bethel	Clover, SC	42	5/15/2018	Tax Credit	33% managing member of 0.01% GP
Parkside at Boulevard	Orangeburg, SC	44	8/2/2016	Tax Credit; HOME	33% managing member of 0.01% GP
The Residences at the Government Center I	Fairfax, VA	150	3/1/2017	Tax Credit	sole member of 80% managing member of 0.01% GP
The Residences at the Government Center II	Fairfax, VA	120	3/1/2017	Tax Credit; Tax Exempt Bond	sole member of 80% managing member of 0.01% GP
Southfork Apartments	Camilla, GA	96	9/15/2016	Tax Credit; USDA	40% managing member of 0.01% GP
St. James Terrace	Baltimore, MD	151	7/12/2018	Tax Credit; Tax Exempt Bond	50% managing member of 0% class A limited partner
The Coady School Residences	Bourne, MA	58	8/25/2017	Tax Credit	99.99% managing of 0.01% GP member
Parkside at Drayton	Spartanburg, SC	41	4/30/2019	Tax Credit	33% managing member of 0.01% GP
Perrytown Apartments	Perry, FL	100	7/31/2019	Tax Credit; Tax Exempt Bond; SAIL; ELI	51% member of 0.01% GP
Hand Trading Company Apartments	Pehlam, GA	54	12/31/2019	Tax Credit	40% managing member of .01% GP
Momentum at Shady Grove	Derwood, MD	110	10/17/2019	Tax Credit; Tax Exempt Bond; RHW	100% managing member of 0.01% GP
Parkside at Main	Simpsonville, SC	42	2/28/2020	Tax Credit	33% managing member of 0.01% GP
Douglass Village	Douglassville, GA	88	5/1/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
517 Park Circle	Aspen, CO	11	11/17/2020	Conventional	50% managing member of .01% GP
802 West Main	Aspen, CO	10	8/11/2020	Conventional	50% managing member of .01% GP
Springhill Apartments	Madison, FL	76	12/16/2020	Tax Credit; Tax Exempt Bond	51% member of 0.01% GP
488 Castle Creek	Aspen, CO	24	12/29/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
The Forge on Broadway	Buffalo, NY	158	6/20/2020	Tax Credit; Tax Exempt Bond	45% managing member of .01% GP
Parkside at Hudson	Gastonia, NC	80	11/10/2020	Conventional; RPP, WHLP	33% managing member of 0.01% GP
Dogwood Trail Apartments	Albany, GA	64	12/31/2020	Tax Credit	50% managing member of 0.01% GP
500 Northside Station	Spartanburg, SC	90	7/29/2021	Tax Credit; Tax Exempt Bond	45% member of 0.01% GP
Renaissance Place	Greenville, SC	57	9/15/2021	Tax Credit	33% managing member of 0.01% GP
Parkside at Butler	Mauldin, SC	72	3/1/2023	Tax Credit	33% managing member of 0.01% GP
Silver Creek (fka Knowles Manor)	Kensington, MD	94	3/1/2022	Tax Credit	24.5% managing member of 0.01% managing member
Oxford School Residences	Fairhaven, MA	52	6/13/2022	Tax Credit	sole member of 0.01% GP
Ovation at Arrowbrook I	Herndon, VA	126	3/10/2023	Tax Credit	sole member of 0.01% GP
Helena Crocker Residences	Westford, MA	18	11/15/2023	Tax Credit	75% Managing Member of 0.01% GP
Ovation at Arrowbrook II	Herndon, VA	148	3/29/2023	Tax Credit	sole member of 0.01% GP
Total		2,790			

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Kennedy Street Apartments

I, Stephen P. Wilson, am a General Partner ☐, a Developer ☐,
and/or a Managing Member ☒ of SCG Development SPE, 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.

_____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: President _____

Date: 5/14/2025 _____

Exhibit K: Previous Participation Certificate

Start: 1/1/2015

End: 12/31/2024

Development Name	City & State	# Units	Date		% of Current Ownership Interest
			Completed	Funding Sources	
Ashton Cove	Kingsland, GA	72	10/17/2018	Tax Credit	40% managing member of 0.01% GP
Chelmsford Woods Residences Phase I	Chelmsford, MA	58	2/29/2016	Tax Credit; HOME	51% managing member of 0.01% GP
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Market Station	Thomasville, GA	80	3/30/2018	Tax Credit	50% managing member of 0.01% managing member
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Park Heights	Baltimore, MD	100	10/31/2017	Tax Credit; Tax Exempt Bond; S8	.005% managing member
Parkside at Bethel	Clover, SC	42	5/15/2018	Tax Credit	33% managing member of 0.01% GP
Parkside at Boulevard	Orangeburg, SC	44	8/2/2016	Tax Credit; HOME	33% managing member of 0.01% GP
The Residences at the Government Center I	Fairfax, VA	150	3/1/2017	Tax Credit	sole member of 80% managing member of 0.01% GP
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Southfork Apartments	Camilla, GA	96	9/15/2016	Tax Credit; USDA	40% managing member of 0.01% GP
St. James Terrace	Baltimore, MD	151	7/12/2018	Tax Credit; Tax Exempt Bond	50% managing member of 0% class A limited partner
The Coady School Residences	Bourne, MA	58	8/25/2017	Tax Credit	99.99% managing of 0.01% GP member
Parkside at Drayton	Spartanburg, SC	41	4/30/2019	Tax Credit	33% managing member of 0.01% GP
Perrytown Apartments	Perry, FL	100	7/31/2019	Tax Credit; Tax Exempt Bond; SAIL; ELI	51% member of 0.01% GP
Hand Trading Company Apartments	Pehlam, GA	54	12/31/2019	Tax Credit	40% managing member of .01% GP
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Parkside at Main	Simpsonville, SC	42	2/28/2020	Tax Credit	33% managing member of 0.01% GP
Douglass Village	Douglassville, GA	88	5/1/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
517 Park Circle	Aspen, CO	11	11/17/2020	Conventional	50% managing member of .01% GP
802 West Main	Aspen, CO	10	8/11/2020	Conventional	50% managing member of .01% GP
Springhill Apartments	Madison, FL	76	12/16/2020	Tax Credit; Tax Exempt Bond	51% member of 0.01% GP
488 Castle Creek	Aspen, CO	24	12/29/2020	Tax Credit; Tax Exempt Bond	50% managing member of .01% GP
The Forge on Broadway	Buffalo, NY	158	6/20/2020	Tax Credit; Tax Exempt Bond	45% managing member of .01% GP
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Dogwood Trail Apartments	Albany, GA	64	12/31/2020	Tax Credit	50% managing member of 0.01% GP
500 Northside Station	Spartanburg, SC	90	7/29/2021	Tax Credit; Tax Exempt Bond	45% member of 0.01% GP
Renaissance Place	Greenville, SC	57	9/15/2021	Tax Credit	33% managing member of 0.01% GP
Parkside at Butler	Mauldin, SC	72	3/1/2023	Tax Credit	33% managing member of 0.01% GP
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Oxford School Residences	Fairhaven, MA	52	6/13/2022	Tax Credit	sole member of 0.01% GP
Ovation at Arrowbrook I	Herndon, VA	126	3/10/2023	Tax Credit	sole member of 0.01% GP
Helena Crocker Residences	Westford, MA	18	11/15/2023	Tax Credit	75% Managing Member of 0.01% GP
Ovation at Arrowbrook II	Herndon, VA	148	3/29/2023	Tax Credit	sole member of 0.01% GP
		Total	2,790		

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Kennedy Street Apartments

I, Taylor Davis, am a General Partner ☐, a Developer ☐,
and/or a Managing Member ☒ of Davis Affordable Housing, 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.

_____ 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
see attached list					

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.

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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: Managing Member

Date: 05/05/2025

Exhibit K: Previous Participation Certificate

Start Date End Date
1/1/2015 12/31/2024

Name of Individual: Taylor Davis

Development Name	City	State	# Units	Date completed	Funding Source	Current Ownership Interest
Parkside at Boulevard	Orangeburg	SC	44	December-16	Tax Credit/HOME	33% MM of 0.01% GP
Parkside at Bethel	Clover	SC	42	May-18	Tax Credit	33% MM of 0.01% GP
Parkside at Drayton	Spartanburg	SC	41	April-19	Tax Credit	33% MM of 0.01% GP
Parkside at Main	Simpsonville	SC	42	March-20	Tax Credit	33% MM of 0.01% GP
Parkside at Hudson	Gastonia	NC	80	September-20	Tax Credit/RPP	33% MM of 0.01% GP
Renaissance Place	Greenville	SC	57	September-21	Tax Credit	33% MM of 0.01% GP
Parkside at Hickory Grove	Charlotte	NC	80	November-21	Tax Credit/RPP	33% MM of 0.01% GP
500 Northside	Spartanburg	SC	90	July-21	Tax Credit	15% MM of 0.01% GP
Parkside at Butler	Mauldin	SC	72	February-23	Tax Credit/HOME	33% MM of 0.01% GP
Parklyn (fka Parkside at Verdae II)	Greenville	SC	90	August-23	Tax Credit	18% MM of 0.01% GP

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Kennedy Street Apartments

I, Robinson Villa, am a General Partner ☐, a Developer ☐,
and/or a Managing Member ☒ of Villa Affordable Housing, 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;
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- 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;

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- 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
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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
None					

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: **Robinson Villa** Digitally signed by Robinson Villa
Date: 2025.05.05 15:43:27 -04'00'

Title: Managing Member


Date: 05/05/2025

EXHIBIT Y

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, NHE, 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: Parkside at Boulevard, 174 Tea Olive Court, Orangburg, SC 29115 

LIHTC Property Name and Address: Parkside at Bethel, 142 Rockford Way, Clover, SC 29710

LIHTC Property Name and Address: Lakeside, 401 Harbison Boulevard, Columbia, SC 29212

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 National Association of Home Builders as HCCP 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: Patricia Sherman

Date: 04/15/2025

Signature: 

NHE, Inc. Certification/Training Summary

Patricia Sherman, Senior Vice President Affordable & Service Coordination

