

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Peaks of Rock Hill
I, Resource Housing Group, Inc., am a General Partner ☒, a Developer ☐,
and/or a Managing Member ☐ of Peaks of Rock Hill, LP.
(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					

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: VP of General Partner

Date: 5/6/2025


Name	City, State		# Units	Date Completed	Funding Sources	Ownership
Belle Summit	Richmond	VA	50	2014	9% Credits/Conventional	51% of GP
Blakely Commons	Blakely	GA	64	2009	9% Credits/Conventional	51% of GP
Bocage Apartments	Norman	OK	58	2015	9% Credits/Conventional	100% of GP
Carolina Oaks	Myrtle Beach	SC	48	2016	9% Credits/Conventional	100% of GP
Cedar Hollow	Harrah	OK	29	2011	9% Credits/Conventional	100% of GP
Cherokee Meadows	Tulsa	OK	48	2016	9% Credits/Conventional	100% of GP
Cottage Park LP1	Midwest City	OK	38	2009	9% Credits/Conventional	100% Sole Owner
Cottage Park LP2	Midwest City	OK	42	2009	9% Credits/Conventional	100% Sole Owner
Cottage Park LP3 - Guthrie	Guthrie	OK	34	2011	9% Credits/Conventional	100% Sole Owner
Cottage Park McAlester	McAlester	OK	40	2017	9% Credits/Conventional	100% of GP
Cottage Park Newcastle	Newcastle	OK	40	2012	9% Credits/Conventional	100% of GP
Cottage Park Shawnee	Shawnee	OK	32	2013	9% Credits/Conventional	100% of GP
Cross Creek Landing	Oklahoma City	OK	44	2013	9% Credits/Conventional	100% of GP
Eastside Redevelopment	Enid	OK	28	2011	9% Credits/Conventional	100% Sole Owner
Forest Ridge Heights	Enid	OK	37	2017	9% Credits/Conventional	100% of GP
Genesis Gardens	Palmetto	GA	120	2004	9% Credits/Conventional	49% of GP
Highland Park	Ponca City	OK	34	2016	9% Credits/Conventional	100% of GP
Highlands of Goldsboro	Goldsboro	NC	60	2013	9% Credits/Conventional	51% of GP
Howell School Senior	Dothan	AL	55	2020	9% Credits/Conventional	51% of GP
Kendrick's Way	Montgomery	AL	72	2013	9% Credits/Conventional	51% of GP
Magnolia Terrace II	Fort Valley	GA	36	2009	9% Credits/Conventional	51% of GP
Mary Leila Lofts	Greensboro	GA	71	2016	9% Credits/Conventional	51% of GP
McRae-Helena Estates	McRae-Helena	GA	48	2017	9% Credits/Conventional	51% of GP
Mechanicsville IV	Atlanta	GA	164	2008	9% Credits/Conventional	100% of GP
Newport News	Newport News	VA	44	2017	9% Credits/Conventional	51% of GP
Oakleigh Crossing	Alexander City	AL	56	2022	9% Credits/Conventional	100% of GP
Park Commons HFOP	Atlanta	GA	179	2007	9% Credits/Conventional	100% Sole Owner
Park Commons HFS	Atlanta	GA	151	2007	9% Credits/Conventional	100% Sole Owner
Peaks at Manning	Manning	SC	42	2020	9% Credits/Conventional	100% of GP
Peaks of Baton Rouge	Baton Rouge	LA	48	2019	9% Credits/Conventional	51% of GP
Peaks of Cornelia	Cornelia	GA	80	2018	9% Credits/Conventional	51% of GP
Peaks of Loudon	Loudon	TN	82	2010	9% Credits/Conventional	100% Sole Owner

Peaks of Oakwood	Oakwood	GA	84	2020	9% Credits/Conventional	51% of GP
Peaks of Tazewell	Tazewell	TN	56	2016	9% Credits/Conventional	51% of GP
Peaks of Ruston	Ruston	LA	36	2022	9% Credits/Conventional	51% of GP
Peaks of Opelousas	Opelousas	LA	36	2022	9% Credits/Conventional	100% of GP
Pecan Grove I	Waynesboro	GA	40	2006	9% Credits/Conventional	100% Sole Owner
Pecan Grove II	Waynesboro	GA	64	2008	9% Credits/Conventional	100% Sole Owner
Pelham Village	Greenville	SC	60	2012	9% Credits/Conventional	100% of GP
Pinewood Park	Macon	GA	148	2006	9% Credits/Conventional	51% of GP
Red Cedar Village	Harrah	OK	40	2013	9% Credits/Conventional	100% of GP
Rose Rock Seniors	Noble	OK	36	2014	9% Credits/Conventional	100% of GP
Tifton Estates	Tifton	GA	34	2010	9% Credits/Conventional	51% of GP
Valor Grove	Tuscaloosa	AL	50	2014	9% Credits/Conventional	51% of GP
Vaughn Towers	Dothan	AL	120	1991	9% Credits/Conventional	100% Sole Owner
Washington Estates I	Tennille	GA	54	2009	9% Credits/Conventional	51% of GP
Washington Estates II	Tennille	GA	40	2013	9% Credits/Conventional	51% of GP
Waynesboro Estates I	Waynesboro	GA	39	2011	9% Credits/Conventional	51% of GP
Waynesboro Estates II	Waynesboro	GA	43	2020	9% Credits/Conventional	51% of GP
Woods at Avent Ferry	Holly Springs	NC	64	2012	9% Credits/Conventional	51% of GP
Peaks of Dawson	Dawsonville	GA	80	2023	4% Credits/Conventional	51% of GP
Peaks of Sterlington	Sterlington	LA	30	2023	9% Credits/Conventional	51% of GP
Orchard Pointe	Raleigh	NC	100	1996	9% Credits/Conventional	50% of GP
Covenant on the Lakes	Orlando	FL	122	2006	9% Credits/Conventional	50% of GP

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

