EXHIBIT K

South Carolina State Housing Finance and Development Authority
Previous Participation Certification

Proposed Development Name: Radcliffe Manor

I, Brian Kimes (Manager for General Partner), am a General Partner ■, a Developer ☐, and/or a Managing Member ■ of Radcliffe Manor Apartments, 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.

NA _____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
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: _____

Title: Brian Kimes, Manager of JES Manager, LLC _____ Date: 5/7/2026

EXHIBIT K

South Carolina State Housing Finance and Development Authority
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Signature:_____

Title: Angela Kates, Manager of JES Manager, LLC _____ Date: 5/7/2026 _____

Property Name	City	State	Number of LIHTC or Rent Restricted Units	Number of Market Rate or Non-Restricted Units	Date Completed	Agency & Funding Source	% Current Ownership Interest
Woodbury Place II	O'Fallon	MO	42	0	11/20/2015	MHDC 9%	100% GP
Hidden Glen	Salado	TX	50	0	7/1/2016	TDHCA 9%	100% GP
Gentry Estates II	Columbia	MO	48	0	11/23/2016	MHDC 9% HOME	100% GP
Hillmann Place II	O'Fallon	MO	50	6	8/25/2017	MHDC 9% & Fund Balance	100% GP
Bluff View Estates	Crandall	TX	33	15	4/23/2018	TDHCA 9%	100% GP
Sinclair Estates	Columbia	MO	36	4	9/28/2018	MHDC 9%, HOME & Fund Balance	100% GP
Mockingbird Estates	Stillwater	OK	72	0	6/27/2019	OHFA 9%	100% GP
Highlander Senior Village	Bulverde	TX	34	32	5/19/2020	TDHCA 9% & HOME	100% GP
Woodbine Meadows	St. Joseph	MO	46	2	11/19/2020	MHDC 9%, HOME & Fund Balance	100% GP
South Summit Estates	Phoenix	AZ	98	0	12/31/2020	ADOH 9%	100% GP
Park Avenue Estates	Oklahoma City	OK	92	0	1/22/2021	OHFA 9%	100% GP
Riverwood Commons II	Bastrop	TX	36	0	4/15/2021	TDHCA 9% & HOME	100% GP
Harper's Pointe	Gainesville	FL	66	0	5/10/2021	FHFC 9%	100% GP
Maple Park Senior Village	Lockhart	TX	41	15	9/15/2021	TX-GLO - Disaster Relief Grant	100% GP
Meadowood Estates	O'Fallon	MO	60	0	12/28/2021	MHDC 9%, HOME & Fund Balance	100% GP
Sinclair Estates II	Columbia	MO	34	6	6/17/2023	MHDC 9% & NHTF	100% GP
Pebblebrook Parkside	Denton	TX	216	0	12/27/2024	TDHCA 4% & BONDs	100% GP
Meadowood Estates II	O'Fallon	MO	48	6	11/12/2024	MHDC 9% & HOME	100% GP
Delmar Meadows	Springfield	MO	45	5	8/5/2025	MHDC 9%, HOME & Fund Balance	100%GP