

TAB 21

OTHER OPINIONS & CERTIFICATIONS

City/County/Legislative Notification Letters

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Councilmember Mark Allison
Greenwood County Council, District 2
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

Dear Councilmember Allison:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Dogwood Senior Village II Off Mathis Rd, Parcel # 6846-016-831 Greenwood, SC 29649
Construction Type:	New Construction
# of Units:	48 units
Acreage:	14.50 Acres
Targeting:	Older

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 202-1357.

Sincerely,



**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Councilmember Johanna Bishop
Greenwood County Council, District 3
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

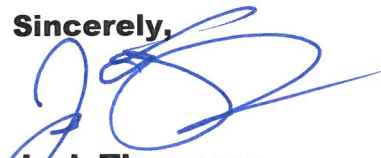
Dear Councilmember Bishop:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Councilmember Cathy Miller
Greenwood County Council, District 4
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

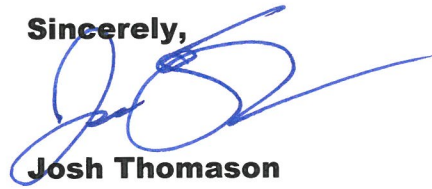
Dear Councilmember Miller:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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Sincerely,



**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Vice Chairman Dayne Pruitt
Greenwood County Council, District 5
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

Dear Vice Chairman Pruitt:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Councilmember Robbie Templeton
Greenwood County Council, District 6
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

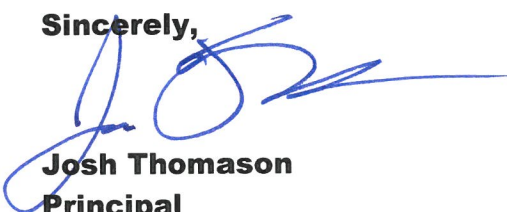
Dear Councilmember Templeton:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Council Chairman Theo Lane
Greenwood County Council, District 7
600 Monument Street, Box P-103
Suite 102
Greenwood, SC 29646**

Dear Council Chairman Lane:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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Acreage:	14.50 Acres
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**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Senator Billy Garrett
604 Gressette Bldg.
Columbia, SC 29201**

Dear Senator Garrett:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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# of Units:	48 units
Acreage:	14.50 Acres
Targeting:	Older

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**Josh Thomason
Principal**

DOGWOOD SENIOR VILLAGE II, LP

295 W. CROSSVILLE RD, SUITE 720

ROSWELL, GA 30075

PHONE: (404) 202-1357

**Representative John R. McCravy III
420B Blatt Bldg.
Columbia, SC 29201**

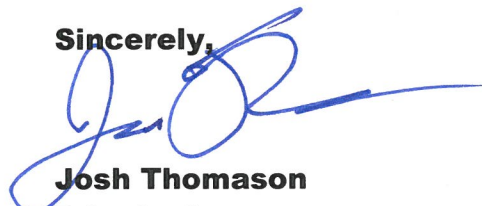
Dear Representative McCravy:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenwood, SC. Funding for the development may consist of both federal and state tax credits.

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Targeting:	Older

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 202-1357.

Sincerely,



**Josh Thomason
Principal**

Greenwood County, SC - Property Report 2/5/2026		
Parcel ID	Property Address	Description
6846-016-831	1375 Mathis Rd	TRACT B (14.80AC)



Owner Information	
Owner Name	PHG GREENWOOD LAND HOLDINGS LLC
Mailing Address	295 W CROSSVILLE RD STE720
City, State Zip	ROSWELL, GA 30075-0000



Mobile
Maps and
Information



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information					
Subdivision	FEMA LOMA	On Lake Gwd	Deed	Plat	Purchase Date
	No	No	1631-2456	158-100	2/17/2022

Improvements						
Year Built	Square Ft	Bedrooms	Bathrooms	Half Baths	Fin Bsmt SqFt	Unfin Bsmt SqFt
0	0	0	0	0	0	0

Assessor Information			
Appraised by	Tax District	Tax Exempt	Assessed Value
County	6-Greenwood Metro		60

Assessor Valuation		
Tax Value - Land	Cap Value - Land	Fair Market Value - Land
\$900,000	\$0	\$900,000
Tax Value - Improvements	Cap Value - Improvements	Fair Market Value - Improv.
\$0	\$0	\$0
Tax Value - Total	Cap Value - Total	Fair Market Value - Total
\$900,000	\$0	\$900,000

TAB 21
OTHER OPINIONS & CERTIFICATIONS

Exhibit Z

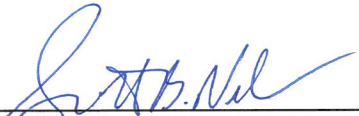
EXHIBIT Z

Sustainable Building Selection

Development Name: Dogwood Senior Village II

Sustainable Building Option: NGBS Bronze

I, Dogwood Senior Village II, LP (applicant name) have selected the above sustainable building option from the current year's Qualified Allocation Plan for the South Carolina State Housing Finance and Development Authority's Low-Income Housing Tax Credit Program.


Signature and Certification of Applicant

5/11/26
Date

Sustainable Building Professional's Certification: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession. I also certify that the project will meet the requirements of the sustainable building option selected above.

Michael Benda-Pierce
Digitally signed by Michael Benda-Pierce
Date: 2026.05.08 15:53:07 -04'00'
Signature and Certification of Sustainable Building Professional

5/8/2026
Date

Michael Benda-Pierce
Name of Sustainable Building Professional

5/8/2026

Energy Model & Green Program Assumptions Disclosure

Southern Energy Management has built energy models for the following project:

- **Dogwood Senior Village II**

The energy models follow the *ANSI/RESNET/ICC 301-2019 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index*.

The inputs in the energy models that are used to demonstrate preliminary compliance with the South Carolina QAP standards are based upon the minimum requirements for Energy Star, as well as the initial plans provided (if applicable) to Southern Energy Management. If plans were provided, they were assumed to be the latest version and a representation of what will be constructed on site.

Unless otherwise indicated, building envelope performance values are assumed to be code minimum for the applicable jurisdiction and are also subject to change after on-site testing is performed. Initial files sent to the project team may indicate a variation in unit square footage values than what is provided to SEM on the preliminary plans. This difference can be attributed to the differing protocols for measuring units between the architect and the residential modeler. If square footage below is the same as the values listed in the Exhibit G, note that once measured for the final energy model the square footage utilized may vary.

Southern Energy Management does not guarantee nor attest compliance with the applicable QAP requirements based on these preliminary models or plan set(s) as our review is based on ENERGY STAR for Multifamily New Construction V1.1 compliance and green program (NGBS Bronze) qualification. All inputs listed in the following Building File Reports are subject to change with any alterations or modifications in the construction documents plan set as well as differences observed during on-site inspections.

As Modeled Unit Type(s)*

**Plans used to generate these scores are preliminary and may not be representative of the final design.*

Number of Bedrooms	Square Footage	Average HERS
1 bedroom	752	60



2 bedroom	881	60
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About Southern Energy Management

Southern Energy Management (SEM) is a HERS rater training provider that has been committed to improving the way people create, consume, and conserve energy since 2001. We are a team of over 180 building performance and solar experts who believe what you do is important, and how you do it matters just as much. SEM provides consultations, inspections, testing and third party verification for multifamily & commercial green building certification programs including (but not limited to): HERS Ratings, ENERGY STAR, National Green Building Standard, LEED, Green Globes, EarthCraft, Fitwel, etc.

<https://southern-energy.com/multifamily-energy-services/>



Southern Energy Management
5908 Triangle Drive, Raleigh NC 27617 / (919) 836-0330

Lead the Change
southern-energy.com



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: vQa1j0Yv

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

60

Annual Savings

\$644

*Relative to an average U.S. home

Home:

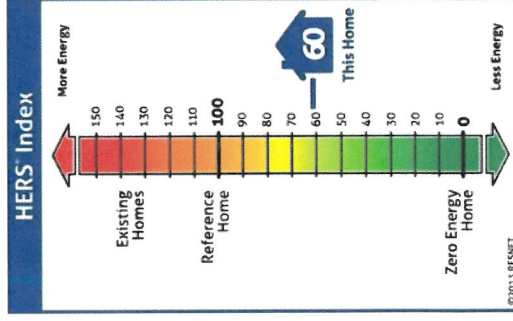
Greenwood, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.3	\$77
Cooling	2.0	\$68
Hot Water	3.7	\$127
Lights/Appliances	11.2	\$383
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	19.1	\$823

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Senior
Conditioned Floor Area:	752 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	100 CFM (unmeasured) • 39.44 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 3:46 PM



Ekotrope RATER - Version:4.0.0.3859
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property

Greenwood, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_1Br senior ground
SC MFNC V1.1_1Br senior ground

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	64
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	64
As Designed Home ERI (HERS)	60
As Designed Home ERI (HERS) w/o PV	60

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	3.1	3.3
Cooling	4.1	3.7
Water Heating	3.8	3.0
Lights and Appliances	11.6	11.2
Total	22.6	21.1



This home **MEETS or EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.1

Energy Cost Savings

	\$/yr
Heating	-20
Cooling	-8
Water Heating	32
Lights & Appliances	11
Generation Savings	0
Total	15

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3859

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property	Organization	Inspection Status
Greenwood, SC	Southern Energy Management	Results are projected
Model: 1Br ext ground	Benoit Rivard	
Community: SC MFNC V1.1 Senior	9196228441	

Dogwood Senior Village II_1Br senior ground
SC MFNC V1.1_1Br senior ground

Builder

Building Information		Rating	
Conditioned Area [ft²]	752.00	HERS ERI	60
Conditioned Volume [ft³]	7,875.00	HERS ERI w/o PV	60
Thermal Boundary Area [ft²]	2,659.00		
Number Of Bedrooms	1		
Housing Type	Apartment, inside unit		

Building Shell		
Unconditioned Attic Ceiling	None	Windows (largest) U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio 0.05
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio 0.06
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration 0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside Untested Forced Air
Framed Floors	None	Total Duct Leakage 45 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0	

Mechanical Systems	
Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	100 CFM (unmeasured) • 39.44 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances			
Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: vD7GkA5d

HERS® Index Score:

59

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$660

*Relative to an average U.S. home

Home:

Greenwood, SC

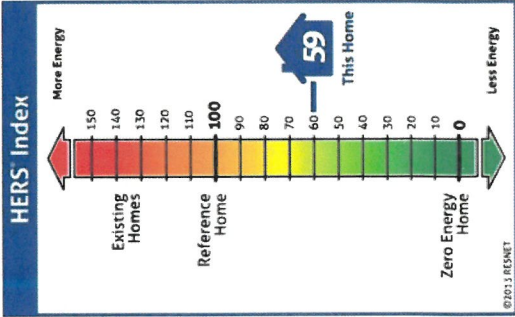
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.0	\$68
Cooling	2.2	\$77
Hot Water	3.7	\$127
Lights/Appliances	11.2	\$383
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	19.1	\$823

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
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Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Senior
Conditioned Floor Area:	752 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / sf. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	100 CFM (unmeasured) • 39.44 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 3:46 PM



Ekotrope RATER - Version:4.0.0.3859
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ENERGY STAR MF V1.1 Home Report

Property

Greenwood, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_1Br senior top
SC MFNC V1.1_1Br senior top

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
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SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	61
As Designed Home ERI (HERS)	59
As Designed Home ERI (HERS) w/o PV	59

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	2.2	2.8
Cooling	4.0	4.0
Water Heating	3.8	3.0
Lights and Appliances	11.6	11.2
Total	21.6	21.0



This home **MEETS or EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.1

Energy Cost Savings

	\$/yr
Heating	-25
Cooling	-33
Water Heating	31
Lights & Appliances	11
Generation Savings	0
Total	-15

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

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Building Specification Summary

Property

Greenwood, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_1Br senior top
SC MFNC V1.1_1Br senior top

Builder

Building Information

Conditioned Area [ft ²]	752.00
Conditioned Volume [ft ³]	6,750.00
Thermal Boundary Area [ft ²]	2,494.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	59
HERS ERI w/o PV	59

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.05
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.06
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	45 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	100 CFM (unmeasured) • 39.44 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: dWElezb2

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

59

Annual Savings

\$762

*Relative to an average U.S. home

Home:

Greenwood, SC

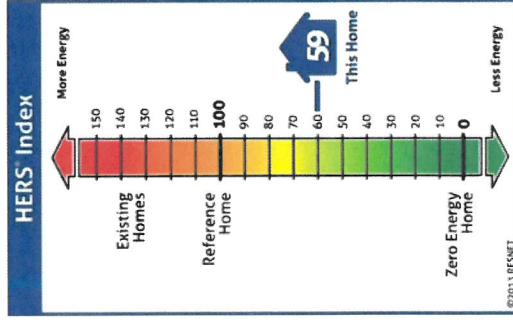
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.2	\$76
Cooling	2.6	\$88
Hot Water	4.9	\$168
Lights/Appliances	13.0	\$444
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	22.6	\$944

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2Br Int top
Community:	Senior
Conditioned Floor Area:	881 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 30.9 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 3:46 PM



Ekotrope RATER - Version:4.0.0.3859
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property

Greenwood, SC
Model: 2Br int top
Community: Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_2Br senior top
SC MFNC V1.1_2Br int top

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	62
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	62
As Designed Home ERI (HERS)	59
As Designed Home ERI (HERS) w/o PV	59

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	2.7	3.1
Cooling	4.8	4.5
Water Heating	5.2	4.2
Lights and Appliances	13.3	13.0
Total	26.0	24.8



This home **MEETS or EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.0

Energy Cost Savings

	\$/yr
Heating	-22
Cooling	-33
Water Heating	41
Lights & Appliances	10
Generation Savings	0
Total	-4

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3859

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

Greenwood, SC
Model: 2Br int top
Community: Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_2Br senior top
SC MFNC V1.1_2Br int top

Builder

Building Information

Conditioned Area [ft ²]	881.00
Conditioned Volume [ft ³]	9,936.00
Thermal Boundary Area [ft ²]	2,797.00
Number Of Bedrooms	2
Housing Type	Apartment, inside unit

Rating

HERS ERI	59
HERS ERI w/o PV	59

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.09
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	66.24 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 30.9 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: dBA8j75L

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

61

Annual Savings

\$743

*Relative to an average U.S. home

Home:

Greenwood, SC
Builder:

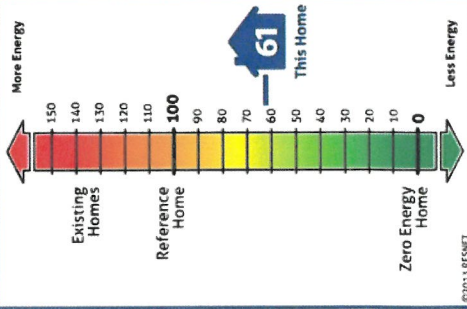
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.4	\$115
Cooling	2.5	\$85
Hot Water	4.9	\$168
Lights/Appliances	13.0	\$444
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	23.7	\$979

This home meets or exceeds the criteria of the following:

ENERGY STAR MIF v1.1
ENERGY STAR MIF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

HERS® Index



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2Br int ground
Community:	Senior
Conditioned Floor Area:	881 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / sf. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 30.9 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444
Rating Company: Southern Energy Management MES
5908 Triangle Drive
Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 3:46 PM



Ekotrope RATER - Version:4.0.0.3859
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property

Greenwood, SC
Model: 2Br int ground
Community: Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_2Br senior gro
SC MFNC V1.1_2Br int ground

Builder

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	64
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	64
As Designed Home ERI (HERS)	61
As Designed Home ERI (HERS) w/o PV	61

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	4.7	4.9
Cooling	4.8	4.5
Water Heating	5.2	4.2
Lights and Appliances	13.3	13.0
Total	28.1	26.6



This home **MEETS or EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.0

Energy Cost Savings

	\$/yr
Heating	-28
Cooling	-19
Water Heating	41
Lights & Appliances	10
Generation Savings	0
Total	4

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3859

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

Greenwood, SC
Model: 2Br int ground
Community: Senior

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Dogwood Senior Village II_2Br senior ground
SC MFNC V1.1_2Br int ground

Builder

Building Information

Conditioned Area [ft ²]	881.00
Conditioned Volume [ft ³]	11,592.00
Thermal Boundary Area [ft ²]	2,962.00
Number Of Bedrooms	2
Housing Type	Apartment, inside unit

Rating

HERS ERI	61
HERS ERI w/o PV	61

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.09
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	66.24 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 30.9 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

TAB 21

OTHER OPINIONS & CERTIFICATIONS

Certification of the Responsible Green
and/or Energy Professional



Home Innovation
NGBS GREEN VERIFIER™

THIS CERTIFICATE SIGNIFIES

Grant Warner
Southern Energy Management
Raleigh
NC

IS AN

ACCREDITED VERIFIER

AUTHORIZED TO CONDUCT THIRD-PARTY VERIFICATION INSPECTIONS
ON BEHALF OF HOME INNOVATION RESEARCH LABS FOR

2020 NGBS GREEN CERTIFICATION

Michelle Foster, Vice President, Sustainability

02/09/21

Accreditation Date

12/11/26

Expiration Date

This certificate becomes invalid upon suspension, cancellation, revocation, or expiration of certification.

TAB 21

OTHER OPINIONS & CERTIFICATIONS

Persons with Disabilities and Affirmative Fair
Housing Statement

Person with Disabilities and Affirmative Fair Housing Statement

Persons with Disabilities Statement:

The owner will not give a preference based on disability type (actual or perceived) or being a client of a particular service provider (absent approval from the Authority).

Neither the owner's partners/members nor the property management company may engage in medical, therapeutic, or other activities regulated by the U.S. Centers for Medicare & Medicaid Services with respect to the residents.

The owner will -

- Expressly include reasonable accommodation in the application for tenancy
- Not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary (e.g., processing reasonable accommodations requests)
- Use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy (i.e., cannot be transitional)
- Ensure participation in any supportive services is entirely voluntary (not a formal or implied condition of occupancy)

Signature: _____

Title: Manager of Greenwood Housing Ventures II, LLC
General Partner of Dogwood Senior Village II, LP

Date: 05/01/2026

Affirmative Fair Housing Statement:

The ownership entity and management company agree to adopt and implement an Affirmative Fair Housing Marketing Plan, including outreach, marketing and advertising methods used to attract individuals on public housing waiting lists, prior to placing in service.

Signature: _____

Title: Manager of Greenwood Housing Ventures II, LLC
General Partner of Dogwood Senior Village II, LP

Date: 05/01/2026