

TAB 8
PREVIOUS TAX CREDIT PARTICIPATION

Exhibit K

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Dogwood Senior Village II

I, Josh Thomason, am a General Partner ☒, a Developer ☐,
and/or a Managing Member ☒ of Dogwood Senior Village II, 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 in the last ten (10) years, 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.

Yes

_____ 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 the last ten (10) years , 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 schedule					

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.

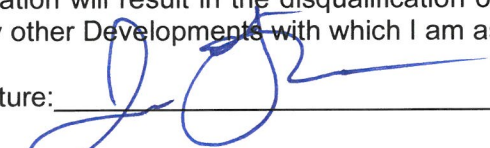
To the best of my knowledge, I certify that every general partner, developer and managing member associated with the above named Company or Entity has submitted an Exhibit K.

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: Josh Thomason

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

Date: 4/23/24

Development Name	City, State	# Units	Date Completed	Funding Sources	% of Current Ownership Interest
Laurel Street Village	Honea Path, SC	42	Jan, 2016	Tax Credit/HOME/Conventional	45% of GP interest
Park Senior Village	Leesburg, GA	50	Sept, 2016	Tax Credit/HOME	20.75% of GP interest
Walnut Park Manor	Sapulpa, OK	50	Nov, 2016	Tax Credit/HOME/Conventional	100% of GP interest
Magnolia Senior Village	Hartsville, SC	32	Dec, 2016	Tax Credit/HOME/Conventional	45% of GP interest
A.L. Miller Village	Macon, GA	71	Mar, 2017	Tax Credit (LIHTC & Historic)	0%*
Pointe North Village Phase II	Albany, GA	46	May, 2017	Tax Credit/Conventional	0%*
Peachtree Senior Village	Liberty, SC	40	Jul, 2017	Tax Credit/Conventional	0%*
Laurel Street Village II	Honea Path, SC	34	Feb, 2018	Tax Credit/Conventional	0%*
Irby Senior Village	Florence, SC	40	Apr, 2018	Tax Credit/Conventional	0%*
Evermore Senior Village	Snellville, GA	86	Feb, 2019	Tax Credit/Conventional	0%*
Azalea Senior Village	Hoschton, GA	65	May, 2020	Tax Credit/Conventional	77% of GP interest
Pointe North Village III	Albany, GA	54	Oct, 2020	Tax Credit/Conventional	0%<
Fairfield Senior Village	Winnsboro, SC	32	Dec, 2020	Tax Credit/Conventional	0%<
Vinings Senior Village	Smyrna, GA	48	May, 2021	Tax Credit/Conventional	77% of GP interest
Westover Senior Village	Albany, GA	46	Nov, 2021	Tax Credit/HOME	77% of GP interest
Sutton Terrace	Clarksville, GA	72	Aug, 2022	Tax Credit/Conventional	77% of GP interest
Azalea Senior Village Phase II	Hoschton, GA	50	Aug, 2023	Tax Credit/ERA2 Funds	77% of GP interest
Dogwood Senior Village	Greenwood, SC	48	Feb, 2025	Tax Credit/Conventional	77% of GP interest
*GP Interest sold in 2022					
**GP Interest sold in 2024					
<GP interest sold in 2025					

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Dogwood Senior Village II

I, Scott Nelson, am a General Partner ☒, a Developer ☐,

and/or a Managing Member ☒ of Dogwood Senior Village II, LP
(Name of Company or Entity associated with proposed development)

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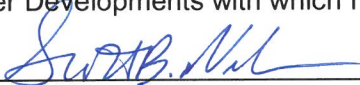
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Signature: 

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

Date: 4/22/2026

TAB 8

PREVIOUS TAX CREDIT PARTICIPATION

Exhibit Y and Certificate of the lead contact
person

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, CAHEC Management, 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: Fairfield Senior Village, 156 US Hwy Bypass 321N, Winnsboro, SC 29180 

LIHTC Property Name and Address: Irby Senior Village 125 Federal Court, Florence, SC 29501

LIHTC Property Name and Address: Peachtree Senior Village, 120 N. Peachtree St., Liberty, SC 29657

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 The National Association of Homebuilders 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: Lisa Werdunn, VP, Compliance

Date: 4/22/2026

Signature: Lisa Werdunn

Digitally signed by Lisa Werdunn
Date: 2026.04.22 15:41:18 -0400

National Association of Home Builders

NAHB PIN: 2034527

This is to recognize that

Lisa Werdunn

is in good standing as a

Housing Credit Certified Professional (HCCP)



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Designee Since 1/31/2020
Valid Through 1/31/2027