

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Mill House
I, Wiley A. Tucker III, am a General Partner ☒, a Developer ☐,
and/or a Managing Member ☐ of Mill House Family I, 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;
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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;

- 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.

N/A

_____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					

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.

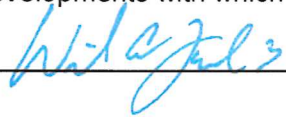
To the best of my knowledge, I certify that every general partner, developer and managing member associated with the above named Company or Entity has submitted an Exhibit K.

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: Manager

Date: 5-5-2026

Wiley A. Tucker, III

[illegible]

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Mill House

I, Brandon T. Underdahl, am a General Partner ☐, a Developer ☒.

and/or a Managing Member ☐ of Mill House Family I, LP
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Signature: Bert Zumbiel

Title: Member

Date: 05/06/2026

EXHIBIT K

South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Mill House
I, Sarah K. Niemann, am a General Partner ☒, a Developer ☐,
and/or a Managing Member ☐ of Mill House Family I, LP
(Name of Company or Entity associated with proposed development)

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Signature: Sarah K. Neumann

Title: Member

Date: 5/6/26

Sarah K. Niemann

Development Name	City, State	# Units	Date Completed	Funding Sources (4%, TEB, 9%)	Percent of Current Ownership Interest
Bridge Creek Pointe	Spartanburg, SC	90	10/3/24	9%	17%
Aston Pointe	Anderson, SC	90	5/13/24	9%	17%
The Park at Hanahan	Hanahan, SC	72	7/1/23	9%	17%
Legacy Oaks II	Greenville, SC	90	9/28/23	9%	10%
Arden Place	Blythewood, SC	48	12/30/21	9%	17%
The Point at Elmwood	Columbia, SC	58	10/1/20	9%	15%
The Pointe at Lake Murray	Irmo, SC	60	05/19	9%	17%
The Pointe at Blythewood	Blythewood, SC	56	3/25/17	9%	17%
Aberdeen Chase	Easley, SC	27	12/11/15	9%	17%
Crabapple Chase	Anderson, SC	42	11/17/14	9%	17%
Avalon Chase	Greer, SC	42	11/11/14	9%	17%

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Signature: HB Day

Title: Member

Date: 5-5-2026

Harold B. Dampier

[illegible]

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, Asset Living Southeast, LLC, 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: Ella At Encore, 1210 Ray Charles Boulevard, Tampa, FL 33602

LIHTC Property Name and Address: Renaissance at West River, 1545 West Main Street Tampa, FL 33607

LIHTC Property Name and Address: Reed at Encore, 1240 Ray Charles Boulevard, Tampa, FL 33602

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 Amv Parrish and Elizabeth Collins 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: Tracey Stevens

Date: 04/22/2026

Signature: Tracey Stevens

Asset Living Southeast Designations

Operations

Asset Living, AMO®

Bonnie Smetzer, Executive Vice President

CPM®, Certified Property Manager- IREM
HCCP, Housing Credit Certified Professional/ NAHB

Dawn Wolter, Vice President,

CPM® Candidate, Certified Property Manager- IREM
HCV & Public Housing Rent Calculation Specialist
Blended Occupancy Management Specialist

Lee Rogers, Vice President, CPM Candidate

CPM® Candidate, Certified Property Manager- IREM

Tracey Stevens, Area Vice President

HCCP, Housing Credit Certified Professional/ NAHB
CPO, Certified Professional of Occupancy –NAHMA

Compliance Department

Elizabeth Collins- Senior Compliance Manager/ Section 504 Coordinator –
39 years in the industry (33 yrs. in affordable housing)

CPM, Certified Property Manager- IREM
HCCP, Housing Credit Certified Professional/ NAHB
SHCM, Specialist in Housing Credit Management- NAHMA
NPCC- (Novogradac Property Compliance Certification)-Novogradac
FHC- (Fair Housing Coordinator) - NAHMA
COS- (Certification of Occupancy Specialist-HUD) National Center of Housing
HCM-H (Housing Compliance Manager for HUD programs) - Compliance Solutions
PHM – Public Housing Management – Nan McKay
HCV & Public Housing Rent Calculation Specialist - Nan McKay
Family Self Sufficiency Specialist – Nan McKay
Blended Occupancy Management Specialist – Nan McKay
WASS (HUD Secure Systems)- Coordinator

Amy Parrish- Compliance Manager- 16 years' experience

HCCP- Housing Credit Certified Professional – NAHB
CPO -Certified Professional of Occupancy –NAHMA
FHC- (Fair Housing Coordinator) - NAHMA
HCV & Public Housing Rent Calculation Specialist w/ Nan McKay
Blended Occupancy Management Specialist w/ Nan McKay
WASS (HUD Secure Systems)-User

Felicia Aljoe Compliance Specialist- 5 years' experience

HCCP- Housing Credit Certified Professional – NAHB
CPO -Certified Professional of Occupancy –NAHMA
WASS (HUD Secure Systems)-User

Ayan Curington Compliance Specialist- 13 years' experience

HCCP - Housing Credit Certified Professional/ NAHB
CAM- NAA (National Apartment Association)

Florida Housing Finance Corp Workshop

2002- 2024 Elizabeth Collins attended

2009- 2026 Amy Parrish attended

2026- Amy Parrish, Felicia Aljoe, Bianca Kirschner, and Audrey Ratcliff attended

National Association of Home Builders

NAHB PIN: 1473116

This is to recognize that

Amy Parrish

is in good standing as a

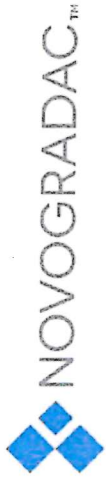
Housing Credit Certified Professional (HCCP)



Sponsored by



Designee Since 1/31/2012
Valid Through 1/31/2027



1160 BATTERY STREET, EAST BUILDING, SUITE 225, SAN FRANCISCO, CALIF. 94111

Novogradac Property Compliance Certification

- presented to -

Elizabeth Collins

for passing the

NPCC Exam

on

3/28/2024

Wayne Michael
Senior Director of Education
Novogradac

2403017

NPCC ID Number

3/28/2027

Expiration Date

The National Association of Home Builders



*Having successfully completed the program requirements established by the
NCCBP Board of Governors*

Elizabeth Kirschner *is designated a* **Housing Credit Certified Professional**

April 2003



*certificate expires
September 2005*

Carol Wallis

*Carol Wallis, NCCBP
Chair, NCCBP Board of Governors*

David L. Priddy, Jr.

*David L. Priddy, Jr.
2006 NAHB President*



National Center for Housing Management



Certified Occupancy Specialist

This certifies that

Elizabeth Collins

Has successfully completed the Course of study, passed the examination, and has met the standards for certification provided by the National Center for Housing Management.

ID Number: 170391

NCHM President

Date: 4/20/2016

NAHMATM



This is to certify that

Elizabeth Kirschner

has successfully completed the requirements set forth by
the National Affordable Housing Management Association
to become certified as a

Specialist in Housing Credit Management

and is confirmed as a certified SHCM
on this 19th day of September, 2006.



President, NAHMA





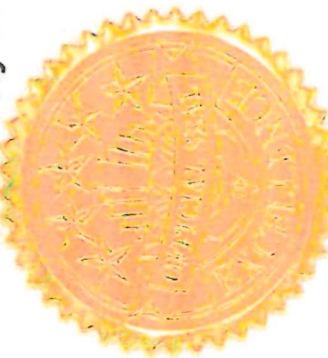
Executive Director, NAHMA

NAHMATM

This is to certify that

Elizabeth Collins

successfully completed the
National Affordable Housing Management Association's
Fair Housing Compliance Course
and is confirmed as a certified FHC
on this 23rd of July 2020.



FHC Training: 8 Hours

Anthony J. Plante

NAHMA, President

Eileen Volk

Certification Review Board, Chair