

**South Carolina State Housing Finance & Development Authority
Low-Income Housing Tax Credit / Tax Exempt Bond Application**

Development ID #: **26036** Development Name: **Aston Pointe II** Date: **5/13/2026**
Application Type: **Initial Application**

Application Information:

☒ 9% Tax Credit	☒ New Construction	☒ This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. Include notarized letter behind this page.
☐ 4% Tax Credit	☐ Rehabilitation	
☒ State Tax Credits	☐ Acq/Rehabilitation	
	☐ Adaptive Reuse	
		☐ Public Housing Authority Set-Aside
		☐ Nonprofit Set-Aside (9% Only)

Total # of Low-Income Units:	54	# Designed for Families Units:	54	# Transitional Units:	0
Total # Market Rate Units:	0	# Older Persons (55+) Units:	0	# Homeless Units:	0
Employee / Manager Units:	0	# Elderly Persons (62+) Units:	0	# 3+ Bedroom Units:	16
Total # of Units:	54	# Single Room Occupancy:	0	# Supportive Housing Units:	6

Applicant Information:

Development Name:	Aston Pointe II	County:	Anderson	Group:	Urban	
Street Address:	near 1200 Salem Church Road	County Code:	4			
City:	Anderson	Congressional District # :	3			
State:	SC	Zip:	29625	Est. Start Date:	6/1/2027	
☒ Limited Partnership	Entity Name: Aston Pointe II, LP					
☐ Limited Liability Company	Street Address: 3715 Northside Parkway NW, Bldg 200, Ste 175					
☐ Non-Profit	City:	Atlanta	State:	GA	Zip:	30327
☐ Other - Identify below	Fed ID # :	33-3983321				
	Contact Person:	Wiley A. Tucker, III	Telephone:	404-949-3871		
	Email:	jody@prestwickcompanies.com				

How many applications will the principals of this development be associated with? **2**

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)? **2,900,000.00**

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

Mill House (Anderson) = \$1,450,000 tax credit request. Members: Wiley A. Tucker, III, Brandon Dampier, Brandon Underdahl, Sarah Niemann
Aston Pointe II (Anderson) = \$1,450,000 tax credit request. Members: Wiley A. Tucker III, Brandon Dampier, Brandon Underdahl, Sarah Niemann

To whom it may concern,

This Application, affirms a knowing and voluntary waiver of the right to request a qualified contract from the Authority for the duration of the extended use period.

No member of the Development Team has had an ownership interest in any property that requested a qualified contract.

Welfel 3
Aston Pointe II, LP

4/30/2026
Date

Notarized on this 30th day of April, 2026.

Seal



Applicant Information (cont.):

Name of Partner / Shareholder		% of Ownership	Telephone #
Wiley A. Tucker III (temporary)		99.99%	404-949-3871
Aston Pointe II GP, LLC		0.01%	404-949-3871

Developer Name:	Prestwick Development Company, LLC	Non-profit	☐	For-profit	☒
Street Address:	3715 Northside Parkway NW	Contact Name:	Wiley A. Tucker, III		
City:	Atlanta	Telephone # :	404-949-3871		
State:	GA	Fax # :	NA		
Zip:	30327	Email Address:	jody@prestwickcompanies.com		

Co-Developer:	NA	Non-profit	☐	For-profit	☐
Street Address:		Contact Name:			
City:		Telephone # :			
State:		Fax # :			
Zip:		Email Address:			

Management Entity:	Asset Living	Non-profit	☐	For-profit	☒
Street Address:	6 Concourse Parkway, Suite 600	Contact Name:	Bonnie Smetzer		
City:	Atlanta	Telephone # :	404-995-1111		
State:	GA	Fax # :	NA		
Zip:	30328	Email Address:	bonnie.smetzer@assetliving.com		

Consultant:	NA	Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

Tax Attorney:	Coleman Talley	Contact Name:	Gregory Q. Clark		
Street Address:	1 Independent Drive	Telephone # :	904-456-8960		
City:	Jacksonville	Fax # :	NA		
State:	FL	Email Address:	greg.clark@colemantalley.com		
Zip:	32202				

CPA Company:	Dauby O'Conner & Zaleski, LLC	Contact Name:	Michael Turner		
Street Address:	501 Congressional Blvd	Telephone # :	317-819-6166		
City:	Carmel	Fax # :	NA		
State:	IN	Email Address:	mtturner@dozllc.com		
Zip:	46032				

Architect Company:	Geheber Lewis and Associates	Architect License #:	11241		
Street Address:	3301 Windy Ridge Parkway, SE	Contact Name:	Rene Lopez		
City:	Atlanta	Telephone # :	404-228-1958 x123		
State:	GA	Fax # :	NA		
Zip:	30339	Email Address:	rlopez@glaatl.com		

General Contractor:	Arlington Construction	GC License #:	CLG 104102		
Street Address:	2 North 20th Street, Ste 700	Contact Name:	Russ Walker		
City:	Birmingham	Telephone # :	205-252-0460		
State:	AL	Fax # :	NA		
Zip:	35203	Email Address:	rwalker@arlingtonconstruction.net		

Site:

Development located within city limits?	Y/N	N	Congressional District # :	3
USDA Eligible Area?	Search Here	Y/N	Y	State Senate District # :
Located in a Flood Plain?	Y/N	N	State House District # :	6
Listed on National Register of Historic Places?	Y/N	N	Census Tract # :	45007011100
Located in an Opportunity Zone?	Y/N	N	Was the land donated?	Y/N N
Located in a Qualified Census Tract?	Y/N	N		
Located in a Difficult Development Area?	Y/N	N		
Is the site zoned for your development?	Y/N	Y	Coordinates for development centroid to the 5th decimal place:	
Do any detrimental site characteristics exist?	Y/N	N	Latitude: 34.55267	Longitude: -82.69108

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	N	If yes, what %?	
Overall, is at least 80% of the site buildable?	Y/N	Y		

If no, attach an explanation behind this page of the application. Include any setback requirements.

Site Control (Parcel 1):

Control:	Purchase Contract	Expiration Date:	6/29/2027	If Land Lease, how much annual debt?	
Acres:	4	Total Cost of Land:	550,000.00		
Seller(s) - this name must be on current recorded deed:		Estate of William R. McClellion III c/o Estate of William Richard McClellion Jr.			
Address:	120 W Whitner Street			TMS #:	12100002004
City:	Anderson				
State:	GA	Zip:	29624		

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 2):

Control:		Expiration Date:		If Land Lease, how much annual debt?	
Acres:		Total Cost of Land:			
Seller(s) - this name must be on current recorded deed:					
Address:				TMS #:	
City:					
State:		Zip:			

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 3):

Control:		Expiration Date:		If Land Lease, how much annual debt?	
Acres:		Total Cost of Land:			
Seller(s) - this name must be on current recorded deed:					
Address:				TMS #:	
City:					
State:		Zip:			

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 4):

Control:		Expiration Date:		If Land Lease, how much annual debt?	
Acres:		Total Cost of Land:			
Seller(s) - this name must be on current recorded deed:					
Address:				TMS #:	
City:					
State:		Zip:			

Is there a common ownership interest between the purchaser and seller? Y/N

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Development:Are the residential units available to the general public? Y/N Is this proposed development intended for occupancy by Individuals with Children? Y/N Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **Placed-In-Service Application Only** - On what page of the marketing plan is this preference/outreach described? Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development? Y, N, N/A Will this development convert to Tenant Ownership? Y/N Proposal will meet green and energy efficiency sustainable building requirements? Y/N

Which certification?

 Enterprise's Enterprise Green Communities US Green Building Council's LEED for Homes Home Innovation Research Lab's National Green Building Standard - Bronze level or higher? Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program Garden Apartment Triplex/Quadplex Detached Clubhouse Single Family House (Detached) Other Describe Below Elevator Townhouse/RowhouseFoundation Type: DuplexNumber of stories in tallest building: **Parking**# of Units (1 BR or less) = x 1 = 12 # of required parking spaces: 83# of Units (2 BR) = x 1.5 = 39 # of planned parking spaces: # of Units (3 BR or more) = x 2 = 32 excess/(deficit): 25Will **any** tenants pay parking fees? Y/N If yes, explain the charges:Local jurisdiction requires less? Y/N **Utility Allowance Information**Source of Utility Allowance Calculation: Energy Star? Y/N Unit Type(s): 1st type: 2nd type: (if applicable)

Utility Allowance (round total of these up to the nearest dollar):

Utilities	Type	Utilities Paid By:	Enter Allowances by Bedroom Size				
			0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Electric Heat Pump	Tenant Paid		5.72	5.20	8.04	
Cooking	Electric	Tenant Paid		3.83	4.79	5.74	
Other Electric	Electric	Tenant Paid		31.23	36.36	40.96	
Air Conditioning	Electric	Tenant Paid		4.73	6.74	8.33	
Water Heating	Electric	Tenant Paid		10.25	18.85	26.06	
Water		Tenant Paid		20.97	20.97	20.97	
Sewer		Tenant Paid		32.46	42.85	51.52	
Trash		Development Paid					
Electric and/or Natural Gas Base Charge				0.00	0.00	0.00	
Total Utility Allowance for Units:				109.19	135.76	161.62	
Total Utility Allowance (rounded Up to the nearest dollar):				110.00	136.00	162.00	

For year: 2026

Aston Pointe II

Development (cont.):

Has the proposed development received a prior award of LIHTCs?	Previous ID #		Y/N	N
If yes, what was the date of allocation?			Y/N	
If yes, is the development still under the initial LIHTC compliance period?			Y/N	
Has the proposed development received a prior award of Tax-Exempt Bonds?	ID #		Y/N	N
If yes, what was the date of the bond issuance?			Y/N	
If yes, is the development still under the initial Tax-Exempt Bond compliance period?			Y/N	

# of Residential Buildings:	2	# of Non Residential Buildings:	0	Total Buildings:	2
If development is more than one building:	Owned by the same entity for Federal Income Tax Purposes?			Y/N	Y
	Located on the same tract of land?			Y/N	Y
	Financed pursuant to a common plan of financing?			Y/N	Y

List commercial facilities other than tenant use:

Are all of the buildings currently under control?	Y/N		If no, how many buildings are under control?	
When will the rest of the buildings be under control?			How many buildings will be acquired?	
Building(s) acquired or to be acquired from:				
Building(s) acquired/to be acquired from a Related Party, determined with reference to:				

If acquisition from a government agency:

Name of Agency:	NA
Date:	
Amount:	

Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury?	Y/N	
Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use?	Y/N	

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution?	Y/N	
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If yes, attach documentation to this page of the application.

Attach a separate sheet to this page of the application listing the (a) building address, (b) type of control, (c) number of units, (d) expiration date of control, (e) acquisition cost for all buildings under control, (f) the date each building was placed-in-service, (g) the date of the last nonqualified substantial improvement, and (h) the number of years between the date the building was placed-in-service and date of acquisition. If a separate sheet is not attached, this application will be considered incomplete.

Is there currently any project-based rental assistance on the development?	Y/N	N
If yes, what type of project-based rental assistance?	Project Based Section 8 HUD rental assistance. ID HUD type: RDA rental assistance Other: Identify "Other":	
If yes, how many units have project-based rental assistance?		% of units: # of years assistance provided:
Will there be any project-based rental assistance if the proposed development is awarded tax credits?	Y/N	N
If yes, identify the type of project-based rental assistance:		

Is HUD Approval for Transfer of Physical Assets Required?	Y/N	N
If yes, attach documentation to this page of the application.		

Does this development involve any relocation of low-income tenants?	Y/N	N
If yes, will the tenants be Temporarily relocated?	Y/N	If yes, what percentage?
Will any low-income tenants be Permanently relocated?	Y/N	If yes, what percentage?

Aston Pointe II

Development Targeting**Minimum Set-Aside Requirements - Irrevocable Election (Check One)**

☐ At least 20% of the rental units in this development will be rent restricted and occupied by individuals whose income is 50% or less of Area Median Income.

☐ At least 40% of the rental units in this development will be rent restricted and occupied by individuals whose income is 60% or less of Area Median Income.

☒ Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.

The Authority will allow the applicant to petition the Authority on the fifth anniversary date of the placed-in-service date and every five years thereafter, to waive the special targeting of 50% of median income and increase the targeting to 60% of median income (provided the owner/applicant chose the 40/60 election) if (a) the development has had at least a two year history of vacancies averaging at least 20% which can be evidenced to the Authority through project audits and/or (b) the Applicant can demonstrate that other conditions exist which threaten the economic viability of the development. **The Authority may grant or refuse any waiver requested in its sole discretion.**

Unit Details and Proposed Development Income:

What's the effective date of the maximum allowable rents?

LIHTC: 4/1/2025

HOME: NA

Units Rent and Income

Units Rent and Income												
	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	2	1	1.0	800	210	110	320	326	20	LIHTC Assisted
2	LI	Apartment	3	2	2.0	920	250	136	386	392	20	LIHTC Assisted
3	LI	Apartment	1	3	2.0	1,110	286	162	448	453	20	LIHTC Assisted
4												
5	LI	Apartment	10	1	1.0	800	850	110	960	980	60	LIHTC Assisted
6	LI	Apartment	23	2	2.0	920	1,020	136	1,156	1,176	60	LIHTC Assisted
7	LI	Apartment	15	3	2.0	1,110	1,150	162	1,312	1,359	60	LIHTC Assisted
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
			54									

*This column will be the reference for annual rental income calculation Tab 7 for LI and/or MR units.

Total Bedrooms:	112	Total Residential Sqft:	51,280.00	Total Annual Income:	607,992.00
Total LI Units:	54	Total MR Units:	0	LI Unit Percentage:	100.000%
Total LI Sqft:	51,280.00	Total MR Sqft:	0.00	LI Sqft Percentage:	100.000%
Total Common Sqft:	14,436.00	Total Non-Heated Sqft:	3,568.00	Total Development Sqft:	69,284.00

Detail of Other Income (List each type of other income on a separate line)

Detail of Other Income (List each type of other income on a separate line)				
Type of Other Income	# Units	Annual \$ Amount	Monthly \$ / Unit	Annual \$ / Unit
1 Laundry	54	4,000.00	6.17	74.07
2 Forfeited Deposits	54	4,000.00	6.17	74.07
3 Late Fees	54	4,160.00	6.42	77.04
4				
5 Other (Specify)				
6 Other (Specify)				
7 Other (Specify)				
Totals:		12,160.00	18.77	225.19

For year: 2026

Proforma Income Statement:

Rental Income	
From Low Income Units	607,992.00
From Market Rate Units	0.00
Total Annual Rental Income	607,992.00
Other Income	12,160.00
*Vacancy%	7.00%
Vacancy Allowance =	(43,410.64)
Effective Gross Income (EGI) =	576,741.00

Administrative Expenses	
Accounting/Audit	10,500.00
Advertising	2,500.00
Annual Compliance Fees	7,020.00
Legal	5,000.00
Licenses and Permits	8,000.00
Management Fees	28,837.00
Management Payroll	60,000.00
Management Payroll Taxes	15,000.00
Telephone	2,000.00
Office Supplies	5,000.00
Other Admin. Expenses (7-A)	0.00
Total Administrative	143,857.00
Percent of EGI	24.94%

Operating Expenses	
Fuel	
Electrical	9,260.00
Water and Sewer	9,700.00
Natural gas	
Trash	10,000.00
Security	
Other Operating (7-A)	0.00
Total Operating	28,960.00
Percent of EGI	5.02%

Maintenance Expenses	
Clubhouse Maintenance	16,000.00
Decorating	6,000.00
Elevator	
Extermination	15,000.00
Landscaping	15,480.00
Maintenance Payroll	45,000.00
Maintenance Payroll Taxes	15,000.00
Parking Lot Maintenance	
Repairs	12,000.00
Supplies	12,000.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	136,480.00
Percent of EGI	23.66%

Fixed Expenses	
Insurance	30,110.00
Real Estate Taxes	65,000.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	95,110.00
Percent of EGI	16.49%

Total Annual Expenses	404,407.00
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Replacement Reserves	16,200.00
Capital Replacement Reserves	
Total Reserves	16,200.00

Net Operating Income	156,134.00
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Other Income / Rental Income = 2.00% must not exceed 3%

Do **not** include income and expenses on this form attributable to the provision of services other than housing.

***If 5% vacancy rate is requested, the applicant must provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.**

Other Expense Detail and Rationale:

Other Admin. Expenses	
Other Admin Expenses:	0.00

Rationale:

Other Operating Expenses	
Other Operating Expenses:	0.00

Rationale:

Other Maintenance Expenses	
Other Maintenance Expenses:	0.00

Rationale:

Other Fixed Expenses	
Other Fixed Expenses:	0.00

Rationale:

Funding:

Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the appropriate Tab in the Application package.

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity				
Source Name	Amount	Designation	Equity Factor	Equity Provider
Federal Tax Credit Equity	11,598,840.00	Federal	0.8000	Raymond James Affordable Housing Investments, Inc.
State Tax Credit Equity	6,525,000.00	State	0.4500	Raymond James Affordable Housing Investments, Inc.
Historic Tax Credit		Federal		
Certified Historic Structure Credit		State		
Textile Rehabilitation Credit		State		
Abandoned Building Credit		State		
Brownfields Cleanup Credit	50,000.00	State	0.0000	South Carolina Dept of Environmental Services
Reinvestment Income (4% TEB Only)				
Deferred Developer Fee	95,693.00			

Section 1 Total = 18,269,533.00

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
M1 Bank	1,311,616.00	97,809.51	7.000%	40	15	Conventional	Permanent Financing	1
								2
								3
								4

Section 2 Total = 1,311,616.00 97,809.51

Section 1 & 2 Total = 19,581,149.00

This amount will be used to match development costs.

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
M1 Bank	12,393,885.00	7.000%		2.5	Conventional	Construction Financing

Section 3 Total = 12,393,885.00

Development Costs:

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab.
Acquisition			
1 Land	550,000.00	-	-
2 Existing Structures	-	-	-
3 Brownfield Costs	50,000.00	-	50,000.00
	600,000.00	-	50,000.00
Site Work			
4 On-Site Improvements	2,060,071.09	-	1,860,071.09
5 Off-Site Improvements	20,000.00	-	-
6 Demolition	-	-	-
7 Improvements	2,080,071.09	-	1,860,071.09
	2,080,071.09	-	1,860,071.09
Rehabilitation and New Construction			
8 New Construction	8,570,248.91	-	8,570,248.91
9 Rehabilitation	-	-	-
10 Accessory Structures	-	-	-
11 Other Hard Construction Costs	-	-	-
12 Furniture, Fixtures, & Equipment	100,000.00	-	100,000.00
13 Contractor Contingency	528,368.00	-	528,368.00
14 General Requirements	645,019.00	-	631,819.00
15 Contractor Profit	645,019.00	-	631,819.00
16 Contractor Overhead	215,006.00	-	210,606.00
	10,701,660.91	-	10,670,860.91
Professional Fees			
17 Architect Fee Design	475,000.00	-	475,000.00
18 Architect Fee Construction Supervision	50,000.00	-	50,000.00
19 Engineering Fees	125,000.00	-	125,000.00
20 Survey	35,000.00	-	35,000.00
21 Real Estate Attorney Fees	165,000.00	-	82,500.00
22 Tax Attorney Fees	-	-	-
23 Accountant	56,000.00	-	56,000.00
24 Green Certification	25,000.00	-	25,000.00
25 Developer Paid-Water Proof Consilt. ADA Consilt.	650,000.00	-	650,000.00
	1,581,000.00	-	1,498,500.00
Construction Financing			
26 Construction Loan Origination Fee	123,939.00	-	80,560.00
27 Construction Loan Interest Paid	955,720.00	-	621,218.00
28 Construction Loan Legal Fees	50,000.00	-	32,500.00
29 Construction Loan Credit Report	-	-	-
30 Construction Loan Title & Recording Costs	-	-	-
31 Inspection Fees	25,600.00	-	25,600.00
32 Other (Specify)	-	-	-
	1,155,259.00	-	759,878.00
Construction Interim Costs			
33 Construction Insurance	225,000.00	-	225,000.00
34 Performance Bond Premium	79,660.00	-	79,660.00
35 Construction Period Taxes	40,000.00	-	40,000.00
36 Tap Fees and Impact Fees	325,250.00	-	325,250.00
37 Permitting Fees	86,702.00	-	86,702.00
38 Lender Due Diligence	25,000.00	-	25,000.00
	781,612.00	-	781,612.00
Permanent Financing			
39 Permanent Loan Origination Fee	13,116.00	-	-
40 Bond Premium	-	-	-
41 Credit Enhancement	-	-	-
42 Permanent Loan Title & Recording	75,000.00	-	-
43 Counsels Fee	-	-	-
44 Lenders Counsel Fee	-	-	-
45 Credit Report	-	-	-
46 Mortgage Broker Fees	-	-	-
47 Permanent Loan Closing	50,000.00	-	-
48 Underwriter Discount	-	-	-
49 Attorney / Legal Fees	-	-	-
50 Other (Specify)	-	-	-
	138,116.00	-	-
Soft Costs			
51 Feasibility Study	-	-	-
52 Environmental Study	45,000.00	-	45,000.00
53 Appraisal Fees	15,000.00	-	15,000.00
54 Market Study	10,000.00	-	10,000.00
55 SC Housing Application Fee	6,000.00	-	-
56 SC Housing Market Study	600.00	-	-
57 SC Housing Plan/Spec/Site Review	6,600.00	-	-
58 SC Housing State Tax Credit Fee (10%)	290,000.00	-	-
59 SC Housing Bond Issuance (0.75%)	-	-	-
60 SC Housing Financial Advisor Fee (0.10%)	-	-	-
61 Compliance Fees	7,020.00	-	-
62 Cost Certification	-	-	-
63 Tenant Relocation Costs	-	-	-
64 Soil Testing	35,000.00	-	35,000.00
65 Physical Needs Assessment	-	-	-
66 Rent-Up Expenses	-	-	-
67 Marketing	85,000.00	-	-
68 Other (Specify)	41,000.00	-	41,000.00
	541,220.00	-	146,000.00
Syndication Costs			
69 Organizational Expenses	-	-	-
70 Tax Opinion	-	-	-
71 Bridge Loan Fees	-	-	-
72 Syndication Fees	50,000.00	-	-
73 Other (Specify)	-	-	-
	50,000.00	-	-
Developer Fees			
74 Developer Overhead	480,000.00	-	480,000.00
75 Developer Fee	1,120,000.00	-	1,120,000.00
76 Project Consultant Fee	-	-	-
77 Other (Specify)	-	-	-
	1,600,000.00	-	1,600,000.00
Project Reserves			
78 Operating Reserves	251,108.00	-	-
79 Rent Up Reserve	101,102.00	-	-
	352,210.00	-	-
80 COLUMN TOTALS	19,581,149.00	-	17,366,922.00
81 TOTAL DEVELOPMENT COST	19,581,149.00	-	-
82 TOTAL ELIGIBLE BASIS	17,366,922.00	-	-
83 TOTAL INELIGIBLE COSTS	2,214,227.00	-	-

Summary of Const Cost Adm.	Difference
----------------------------	------------

2,080,071.09 - ok

10,701,660.91 - ok

Development Type:
☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst:

Tad Scepianiak - RPRG

Capture Rate:

3.10%

Market Advantage:

38.37%

Absorption/Lease-Up Period:

4

Federal Funds Summary (Please select all that are applicable):

If a federal subsidy is included in the funding sources, please identify the type of federal subsidy:

☐ HOME Funds (State)

☐ Other Federal Funding - Please identify:

☐ HOME Funds (Local Participating Jurisdiction)

☐ RHS Section 514, 515, or 516
Are there any federal **grants** included in the funding sources?Y/N ☒ NIf **yes**, have the federal grants been removed from basis?Y/N ☐**Tax Exempt Bond Information:****Initial Application Information (Bond amount is updated at placed in service):**

Is Tax-Exempt Bond Financing Used?

(Y/N)

☒ NIf **yes**, what is the Amount?

Affordability Term (Year)

Rent Restriction History:

If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?

Placed in Service Information (Update Bond amount above):

Issue:

Year:

Original Issuance Date:

Inducement Date:

TEFRA Date:

Refunding Date (if applicable):

TEB 10% Occupancy Date:

TEB 50% Occupancy Date:

Cost Summary:

Hard Construction Costs =

10,750,320.00

Hard Costs =

12,201,938.00

Hard Costs / Total Development Costs =

62.31%

Must be 60% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =

6.00%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

8.00%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

4.90%

Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =

5,598.00

Must fall within \$3,500 - \$6,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

199,080.00

Must be a minimum of \$50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least \$25,000 of this amount must be attributed to interior unit rehabilitation costs.

Syndication Information:Intend on syndicating tax credits for development? ☒ Y ☐ Y/NType of offering: Type of investors: Anticipated Annual Federal Tax Credit Amount:
Syndication Value Per Federal Tax Credit Dollar: State Anticipated Annual State Tax Credit Amount:
Syndication Value Per State Tax Credit Dollar: Expected Total Syndication Proceeds: **Federal Tax Credit Syndicator Information:**Name of Fund: Syndicator: Address: City: State: Zip: Contact Name: Email Address: Telephone #: **State Tax Credit Syndicator Information:**Name of Fund: Syndicator: Address: City: State: Zip: Contact Name: Email Address: Telephone #:

When will these funds be paid in?

Check **all** boxes that apply for this development:

- ☐ a) Newly constructed and federally subsidized
- ☒ b) Newly constructed and **not** federally subsidized
- ☐ c) Existing building
- ☐ d) Section 42(e) rehabilitation expenditures federally subsidized
- ☐ e) Section 42(e) rehabilitation expenditures **not** federally subsidized
- ☐ f) Not federally subsidized by reason of 40-50 rule under Sec. 42(i)(2)(E)
- ☐ g) Allocation counting toward the 10% nonprofit requirement under Sec. 42(h)(5)

Development Cost Summary:Consult your **tax attorney** or **tax accountant** to determine which development costs should be included for tax credit purposes.

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	19,581,149.00	0.00	0.00		19,581,149.00
Less Ineligible Costs	2,214,227.00	0.00	0.00		2,214,227.00
Total Eligible Basis	17,366,922.00	0.00	0.00	0.00	17,366,922.00
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or DDA (basis boost)	100%	100%	100%	100%	
Total Qualified Basis	17,366,922.00	0.00	0.00	0.00	17,366,922.00

Financial Summary:**Income and Expense Analysis:**

Total Annual Rental Income	607,992.00
Other Income	12,160.00
Vacancy Allowance	(43,410.64)
Effective Gross Income	576,741.00
Total Administrative Expenses	143,857.00
Total Operating Expenses	28,960.00
Total Maintenance Expenses	136,480.00
Total Fixed Expenses	95,110.00
Total Annual Expenses	404,407.00
Annual Replacement Reserves	16,200.00
Net Operating Income	156,134.00
Total Annual Debt Service	97,809.51
Net Cash Flow	58,324.49

Debt Coverage Ratio = 1.60**Uses of Funds:**

Acquisition	600,000.00
Site Work	2,080,071.09
Rehabilitation and New Construction	10,701,660.91
Professional Fees	1,581,000.00
Construction Financing	1,155,259.00
Construction Interim Costs	781,612.00
Permanent Financing	138,116.00
Soft Costs	541,220.00
Syndication Costs	50,000.00
Developer Fees	1,600,000.00
Project Reserves	352,210.00
Total Development Cost	19,581,149.00

Operating Reserves 251,108

For any budgeted reserves in excess of the required amount, justification and support must be provided for the excess amounts (required by syndicators or lenders). If the justification and support is not provided or is insufficient, these reserves may be written down to the Authority requested amounts.

Sources of Funds:

1 Federal Tax Credit Equity	11,598,840.00
2 State Tax Credit Equity	6,525,000.00
3	
4	
5	
6	
7 Brownfields Cleanup Credit	50,000.00
8	
9 Deferred Developer Fee	95,693.00
10 M1 Bank	1,311,616.00
11	
12	
13	
**Total Sources of Funds	19,581,149.00

Section 3 - Construction Loans and Bridge Financing from page 8 are **NOT included in the calculation of the "Sources of Funds" section on this page.

Do Uses = Sources?

Yes

Complete the following information for **each residential rental building** for which Low-Income Housing Tax Credits **are being requested**. Each building must have a street address, **not a post office box**. The owner must designate each building with a **number or letter**. Make extra copies as needed.

[illegible]

For year: 2026

Acknowledgement and Agreements:

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me 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. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.
2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.
3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.
4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.
5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.
6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.
7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.

Acknowledgement and Agreements (2nd page):

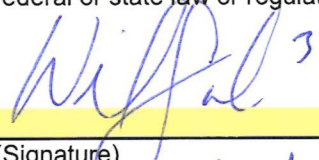
8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.
 9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.
 10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.
 11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.
 12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.
 13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.
 14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.
 15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.
 16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.
 17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.
-

Acknowledgement and Agreements (3rd page):

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By:

(Signature)


Wiley A. Tucker III

(Printed Name)

Date:

5-13-26

Its:

Manager

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

Application Workbook Disclaimer:

All automations/calculations in this workbook are provided to assist the applicant in the submission process. While Authority staff has taken steps to ensure the accuracy of the automations/calculations, the Authority does not guarantee the accuracy of these automations/calculations. It is the responsibility of the applicant to independently verify that the numbers and information in this application are accurate and properly represented. Authority staff will also perform calculations independent of the application to verify the accuracy of the submitted information.

Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:

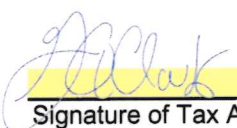
I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 13, 2026 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Gregory Q. Clark

Attorney Name

Coleman Talley LLP

Firm Name


Signature of Tax AttorneyDate: May 13, 2026

AIA Document G702

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
			PREVIOUS APPLICATIONS	THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	2,080,071.09	-	-	-	-	#DIV/0!	-
2	Landscaping & Amenities	200,000.00	-	-	-	-	#DIV/0!	-
3	Concrete	513,974.05	-	-	-	-	#DIV/0!	-
4	Masonry	265,618.50	-	-	-	-	#DIV/0!	-
5	Metals	125,590.00	-	-	-	-	#DIV/0!	-
6	Framing / Rough Carpentry	1,441,929.00	-	-	-	-	#DIV/0!	-
7	Finish / Trim Carpentry	100,000.00	-	-	-	-	#DIV/0!	-
8	Insulation	91,069.20	-	-	-	-	#DIV/0!	-
9	Roofing & Gutters	136,603.80	-	-	-	-	#DIV/0!	-
10	Siding / Soffit / Fascia	342,268.41	-	-	-	-	#DIV/0!	-
11	Doors & Windows	659,000.00	-	-	-	-	#DIV/0!	-
12	Drywall / Acoustics/Paint	1,005,555.75	-	-	-	-	#DIV/0!	-
13	Flooring & Tile	156,000.00	-	-	-	-	#DIV/0!	-
14	Hardware & Accessories	125,000.00	-	-	-	-	#DIV/0!	-
15	Cabinets & Appliances	364,000.00	-	-	-	-	#DIV/0!	-
16	Elevators/Lifts	185,000.00	-	-	-	-	#DIV/0!	-
17	Plumbing	676,000.00	-	-	-	-	#DIV/0!	-
18	HVAC	806,000.00	-	-	-	-	#DIV/0!	-
19	Electrical / Lighting	932,000.00	-	-	-	-	#DIV/0!	-
20	Low Voltage Systems	100,000.00	-	-	-	-	#DIV/0!	-
21	Miscellaneous / Other items not included	344,640.20	-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	100,000.00	-	-	-	-	#DIV/0!	-
	Total Construction	10,750,320.00	-	-	-	-	#DIV/0!	-

Contingency (max 5% NC / 10% Acq/Rehab)	526,368.00
General Requirements (max 6%)	645,019.00
Contractor Profit and Overhead (max 8%)	860,025.00

Total Project Development	12,781,732.00
---------------------------	---------------

Total Project Development (less site work)	10,701,660.91
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Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the current year's Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

Alex Conwell - Estimator

(Name & Title)

<--- to be completed by an Estimator, Contractor, Architect, or Engineer

Alex B Conwell

(Signature)

5/12/2026

(Date)

Arlington Construction Services, LLC

(Company / Firm Name)

Phone: 205-249-5962

Fax:

Email: aconwell@arlingtonconstruction.net



ARLINGTON

CONSTRUCTION

About Us

Since 1955, Arlington Construction Services' reputation and collaboration with Arlington Properties' development division has allowed us to build, *or renovate in special cases*, more than 37,000 apartment homes that serve the luxury and affordable housing markets.

We specialize in constructing Class A, low income, tax credit, and assisted living properties, as well as repositioning a variety of property types. This experience translate into our ability to bring a creative and a resourceful approach to each project we face. Our team has extensive experience in all aspects of multifamily construction, which enables us to be highly efficient, provide solid estimates and responds to challenges quickly.

Through collaboration with Arlington Properties' three independent divisions, Arlington Construction Services is able to provide strategic counsel during a project's development and estimating phases, and also handle maintenance, management, and renovation needs after a project's completion.

Low-Income Housing Tax Credit

The Federal Government's Low Income Housing Tax Credit (LIHTC) program is the largest driver of new and rehabilitated affordable rental housing in the nation. Arlington Construction utilizes the same care, knowledge, and team to build and renovate LIHTC properties as they do their other multi-family projects.

2 North 20th Street, Suite 700
Birmingham, AL 35203

(205) 252-0460

ALEX CONWELL

626 SAVANNAH STREET, ODENVILLE AL 35120

ALEXBCONWELL@GMAIL.COM

205-249-5962

EXPERIENCE

ESTIMATOR, ARLINGTON CONSTRUCTION SERVICES (SEPTEMBER 2022 – PRESENT)

- Assisted in and led cost estimating efforts for several multifamily construction projects.
- Presented detailed project estimates to internal and third-party clients.
- Developed and maintained strong relationships with subcontractors to support accurate pricing and project execution.
- Assisted in value engineering efforts to align project scope with budget requirements.

STUDENT PASTOR, ONEEIGHTY CHURCH (DECEMBER 2018 – SEPTEMBER 2022)

- Grew an adult volunteer leadership team from five to twenty-two, identified strengths and gifts of each team member and assigned them responsibilities and roles accordingly by building personal relationship and rapport with each member of the team. Set individual and team goals and developed a plan of execution for each one.
- Established a culture of excellence utilizing team-building exercises, morale boosters, team care objectives and consistent communication.
- Frequently enacted quick but long-lasting conflict resolution between staff, volunteers and students.
- Ability to efficiently come up with solutions to problems, and to anticipate issues before they escalate.
- Manage yearly budgets, allocating funds to projects, events and standard line items yearly. Keep track of spending and report all expenditures weekly, consistently staying below budget multiple years in a row.
- Lead several teams within the organization, with several different objectives (guest and member experience, student experience, student leadership, event planning, marketing).

DEALER SUCCESS MANAGER, SCA PERFORMANCE (FOX FACTORY)
(FEBRUARY 2019 – AUGUST 2019)

- Worked directly with sales team to establish rapport with won clients. Served as main point of contact for dealerships regarding inventory, vehicle sales and product training.
- Assisted sales team by winning warm leads from online information requests.
- Established calling and email rotations to maintain sales relationships with each dealership, to encourage consistently updating inventory online and internally.
- Implemented and managed the Dealer Success Training program by meeting with dealerships' main points of contact, helping implement the training within their sales team and offering incentives for completion of the program.

INSIDE & OUTSIDE SALES, MIDWEST CONSTRUCTION SUPPLIES
(MAY 2016 – DECEMBER 2018)

- Generated new leads utilizing cold calling, driving to job sites and pitching foremen or project managers and scoped ALDOT Jobs Bidding page for potential material sales.
- Created quotes and bids for jobs by assessing inventory, cost to Midwest and acceptable mark-ups to maximize revenue while remaining competitive.
- Answered all incoming calls to the Birmingham Sales office. Provided competitive quotes after researching competitors' pricing and product selection.
- Managed frequent drop shipments utilizing established freight company relationships, and established rapport with those companies to ensure lowest prices for shipments.
- Maintained a robust CRM, along with adding personal notes to ensure clients' needs were being anticipated and exceeded. Maintained office and warehouse inventory. Ordered replacements for low stock, followed up on any delays and kept open lines of communication to suppliers and clients.

2026 Full Application Scoring Template

Development: Aston Pointe II ID: 26036

Preliminary Application New Construction Scoring Criteria

A. POSITIVE SITE CHARACTERISTICS	PTS	Enter Pts. Here
Distance to Amenities	up to 70	70
Public Transportation	1	0
Number of Jobs Paying between \$1,251 and \$3,333	up to 10	8
Project located entirely within a Rural area defined by USDA	5	5

B. LAND DONATION	PTS	Enter Pts. Here
Local Government owns the proposed real estate at prelim app & has prior to July 31, 2025	5	0

D. AFFORDABLE HOUSING SHORTAGE	PTS	Enter Pts. Here
Located in a county w/out NC 9% award in 15 previous funding cycles	10	
Located in a county w/out NC 9% award in 10 previous funding cycles	7	
Located in a county w/out NC 9% award in 5 previous funding cycles	5	
Located in a county w/out NC 9% award in 3 previous funding cycles	3	

Total Prelim Application Score **83**

Full Application New Construction Scoring Criteria

C. AFFORDABILITY	PTS	Enter Pts. Here
Applicable income limits	10	10
Owner signs voluntary waiver to request QC for the duration of the extended use period.	10	10

E. SUSTAINABLE BUILDING	PTS	Enter Pts. Here
Application contains Certification from Responsible Green and/or Energy Professional	5	5

F. LEVERAGING	PTS	Enter Pts. Here
\$ from local govt; 1000-1999=1pt, 2000-3499=2pts, 3500-5499=3pts, 5500-7999=4pts, 8000-9999=5pts, 10,000+=6pts	up to 6	6

G. OTHER CREDITS	PTS	Enter Pts. Here
Qualifying and Utilizing other Tax Credits	5	5

H. SUPPORTIVE HOUSING	PTS	Enter Pts. Here
10% of the units to persons with disabilities	5	5

Full Application Score **41**

Total Score **124**