

## EXHIBIT K

### South Carolina State Housing Finance and Development Authority Previous Participation Certificate

Proposed Development Name: Sanctuary Landing

I, Affordable Housing Institute Inc., a Florida not for profit corporation, am a General Partner ☒, a Developer ☐,  
and/or a Managing Member ☐ of Fontaine Dr Owner LP, a South Carolina limited partnership.  
(Name of Company or Entity associated with proposed development)

Each **individual** associated with the above Company or Entity that is a general partner, developer or managing member must individually complete this Exhibit K form. If a General Partner, Developer, or Managing Member of the above named company or entity does not complete and submit a completed Exhibit K, the application will be considered incomplete.

I certify that from January 1, 2014 to the date of this certification, neither I nor any affiliate entities have instances of any of the following:

- Return of an entire allocation of LIHTC;
- Debarment, disqualification, suspension, proposal for debarment or suspension, declaration of ineligibility or voluntary exclusion from any transactions or construction developments involving the use of governmental funds, from a LIHTC or state program or a LIHTC partnership;
- Submission of fraudulent information to the IRS or any federal or state affordable housing program;
- Failure to meet a requirement resulting in full recapture of LIHTCs;
- Failure to comply with laws governing fair housing and accessibility for persons with disabilities resulting in a U.S. Department of Justice finding;
- Indictment, charge, conviction or civil judgment rendered against you for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- Ownership or development of a multifamily rental project in default, assigned to the State or foreclosed;
- Default on a loan resulting in foreclosure or deed in lieu of foreclosure that leads to premature termination of a mandatory affordability period;
- Abandonment or forfeiture of an affordable housing property;
- Failure to comply with restrictive covenants;
- Removal or withdrawal as General Partner or Managing General Partner of a LIHTC property;
- IRS Form 8823 filings and/or health and safety issues not cured within the established period;
- Default or arrearage of at least three months in an affordable housing mortgage or loan;
- Defaulted on an obligation covered by a surety or performance bond;
- Outstanding flags in HUD's 2530 National Participation system;
- Deferred maintenance, mold, building code violations or other evidence of poor maintenance at properties monitored by the Authority;

- Failure to pay Compliance Monitoring Fees;
- Failure to submit rent rolls, annual owner certifications, or other required reporting;
- Failure to report to the Authority any common areas, buildings or dwelling units that have been out of service for a period exceeding 30 days due to damage or disrepair; and/or
- Failure to notify the Authority of a change in property ownership or management.

\_\_\_\_\_If I have been affiliated with any instance listed above I have attached a detailed explanation or waiver from the Authority.

List all developments, from January 1, 2014 through December 31, 2023, 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: \_\_\_\_\_

Date: 06/12/2025

Name, Title: Bryan Hartnett, President

**AHI 8609 Schedule**

Property Information							
	Property Name	Total Units	City	State	Date Completed	Funding Sources	Percent Ownership
1	Alexandra Apartments	204	Wilmington	NC	11/5/2019	4% LIHTC	0.01%
2	Banyan Grove	48	Key West	FL	12/1/2012	9% LIHTC	0.01%
3	Beaumont Avenue Apartments	100	Burlington	NC	5/21/2021	4% LIHTC	0.01%
4	Casa Devon Apartments	210	Miami	FL	1/30/2020	4% LIHTC	0.01%
5	Coleridge Road Apartments	100	Asheboro	NC	5/21/2021	4% LIHTC	0.01%
6	Crown Pointe Apartments	51	Rockingham	NC	5/21/2021	4% LIHTC	0.01%
7	Federation Davie Apartments	79	Davie	FL	10/7/2020	4% LIHTC	0.01%
8	Federation Gardens Apartments	159	Miami	FL	11/14/2019	4% LIHTC	0.01%
9	Federation Sunrise Apartments	123	Sunrise	FL	5/29/2020	4% LIHTC	0.01%
10	Federation Towers Apartments	113	Miami Beach	FL	11/14/2019	4% LIHTC	0.01%
11	Franklin Court Apartments	50	Louisburg	NC	5/21/2021	4% LIHTC	0.01%
12	Glendale Court Apartments	100	Greenville	NC	5/21/2021	4% LIHTC	0.01%
13	Grand at Day Point	160	Goldsboro	NC	4/29/2021	4% LIHTC	0.01%
14	Hartland Station	132	Atlanta	GA	9/15/2022	4% LIHTC	0.01%
15	Heritage Park	151	Charlotte	NC	11/21/2019	4% LIHTC	0.01%
16	Jefferson Court Apartments	60	Goldsboro	NC	5/21/2021	4% LIHTC	0.01%
17	Johnson Court Apartments	70	Smithfield	NC	10/8/2021	4% LIHTC	0.01%
18	Kinneret I	281	Orlando	FL	9/23/2022	4% LIHTC	0.01%
19	Kinneret II	112	Orlando	FL	9/23/2022	4% LIHTC	0.01%
20	Landings at Sea Forest	200	New Port Richie	FL	12/1/1996	4% LIHTC	0.01%
21	Oakley Square Apartments	100	Durham	NC	12/23/2020	4% LIHTC	0.01%
22	Praxis at Deerfield Apartments	224	Deerfield Beach	FL	8/20/2019	4% LIHTC	0.01%
23	Tucker Street Apartments	100	Burlington	NC	5/21/2021	4% LIHTC	0.01%
<b>Totals</b>	<b>23</b>	<b>2,927</b>					