

June 19, 2025

Kim Wilbourne
LIHTC Manager
SC Housing
300-C Outlet Pointe Boulevard
Columbia, SC 29210

RE: Excess Reserve Narrative

Dear Ms. Wilbourne:

We are pleased to submit a portfolio application in the 2025 TEB LIHTC round through SC Housing. As required in the 2025 TEB Application Checklist, we would like to submit a narrative to explain the excess reserve included in our application.

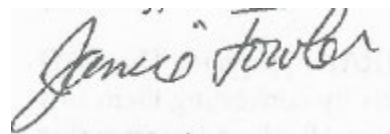
Our application includes an additional reserve of \$275,000, this is in addition to our operating and replacement reserves. This is split between our two applications as \$100,000 applied to Northgate Apartments and \$175,000 to Victoria Manor.

As stated elsewhere in the application, the projects will be converted via the RAD/Section 18 Blend. Ninety percent of the units will be under Section 18, and as a result Greer Housing Authority (GHA) will issue Tenant Protection Vouchers (TPV) at closing. These vouchers will be project-based, with rents reflecting the HAP signed at closing.

GHA will be the administrator of the HAP contract as this is a RAD PBV conversion, as opposed to a RAD PBRA conversion. Thus, GHA will be committed to funding the HAP at 100% of its value. The funding for the TPV's will be provided to GHA from HUD at their Per Unit Cost (PUC).

To protect against a scenario where HUD provides funding that is not sufficient for GHA to meet its HAP obligations, the development team decided it was within GHA's best interest to create a reserve in addition to the operating reserve. This reserve would be set aside at project close, and could only be used to help GHA fund the HAP contract if necessary.

Sincerely,

A handwritten signature in black ink that reads "Janice Fowler". The signature is written in a cursive, flowing style.

Janice Fowler
President
Greer Housing Group

A handwritten signature in blue ink that reads "Bryan Brown". The signature is fluid and cursive, with the first name "Bryan" and last name "Brown" clearly distinguishable.

Bryan Brown
President and CEO
Greenville Housing Fund