
2026 Federal Low Income Housing Tax Credit Program for Virginia

Application For Reservation

Deadline for Submission

9% Competitive Credits

Applications and Fees Must Be Received

No Later Than **12:00 PM** Richmond, VA Time On **March 12, 2026**

Tax Exempt Bonds

Applications and Fees Must Be Received

No Later Than **12:00 PM** Richmond, VA Time for one of the
available

4% credit rounds- **January 15, 2026, July 1, 2026 or October 1,
2026.**

Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220-6500



INSTRUCTIONS FOR THE VIRGINIA 2026 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 365. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For all credits:

Applicants should submit the application package via Procorem prior to the application deadline, which is **12:00 PM** Richmond Virginia time for each round. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only via your specific Procorem workcenter.

There should be distinct files which should include the following:

- 1. Application For Reservation – the active Microsoft Excel workbook**
- 2. A PDF file which includes the following:**
 - Application For Reservation – Signed version of hardcopy
 - All application attachments (i.e. tab documents, excluding market study and plans & specs)
- 3. Market Study – PDF or Microsoft Word format**
- 4. Plans - PDF or other readable electronic format**
- 5. Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)**
- 6. Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format**

IMPORTANT:

Virginia Housing only accepts files via our work center sites on Procorem. Contact TaxCreditApps@virginiahousing.com for access to Procorem or for the creation of a new deal workcenter. Do not submit any application materials to any email address unless specifically requested by the Virginia Housing LIHTC Allocation Department staff.

Disclaimer:

Virginia Housing assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to Virginia Housing.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

► **VERY IMPORTANT! : Do not** use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another. You may also use the drag function.

► Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.

► The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.

► Also note that some cells contain error messages such as “#DIV/0!” as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the Virginia Housing LIHTC Allocation Department. Please note that we cannot release the copy protection password.

Virginia Housing LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
Stephanie Flanders	stephanie.flanders@virginiahousing.com	(804) 343-5939
Phil Cunningham	phillip.cunningham@virginiahousing.com	(804) 343-5514
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Hadia Ali	hadia.ali@virginiahousing.com	(804) 343-5873

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2026 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an 'X' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under Virginia Housing's point system of ranking applications, and may assist Virginia Housing in its determination of the appropriate amount of credits that may be reserved for the development.

☒	\$1,000 Application Fee (MANDATORY) - Invoice information will be provided in your Procorem Workcenter
☒	Electronic Copy of the Microsoft Excel Based Application (MANDATORY)
☒	PDF Copy of the <u>Signed</u> Tax Credit Application with Attachments (Tabs A-AB) (MANDATORY)
☒	Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application)
☒	Electronic Copy of the Plans (MANDATORY)
☒	Electronic Copy of the Specifications (MANDATORY)
☐	Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab)
☐	Electronic Copy of Unit by Unit Matrix and Scope of Work narrative (MANDATORY if Rehab)
☐	Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request)
☐	Electronic Copy of Appraisal (MANDATORY if acquisition credits requested)
☒	Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested)
☒	Electronic Copy of Signed Previous Participation Agreement
☐	
☒	Tab A: Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY)
☒	Tab B: Virginia State Corporation Commission Certification (MANDATORY)
☒	Tab C: Syndicator's or Investor's Letter of Intent (MANDATORY)
☐	Tab D: <i>Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement</i>
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☒	Tab G: Zoning Certification Letter (MANDATORY)
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☐	Tab I: Nonprofit Questionnaire (MANDATORY for points or pool)
	The following documents need not be submitted unless requested by Virginia Housing:
	-Nonprofit Articles of Incorporation -IRS Documentation of Nonprofit Status
	-Joint Venture Agreement (if applicable) -For-profit Consulting Agreement (if applicable)
☐	Tab J: Relocation Plan and Unit Delivery Schedule (MANDATORY if Rehab)
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☐	Tab M: <i>(left intentionally blank)</i>
☐	Tab N: Homeownership Plan
☐	Tab O: Plan of Development Certification Letter
☐	Tab P: Zero Energy or Passive House documentation for prior allocation by this developer
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☒	Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504
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☐	Tab AA: Priority Letter from Rural Development
☐	Tab AB: Ownership's Veteran Owned Small Business Certification

VHDA TRACKING NUMBER 2026-TEB-180

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 7/1/26

1. Development Name: Cannon Branch Apartments
 2. Address (line 1): 9800 Godwin Dr
Address (line 2):
City: Manassas State: VA Zip: 20110
 3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
(Only necessary if street address or street intersections are not available.)
 4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
City/County of Manassas City
 5. The site overlaps one or more jurisdictional boundaries. FALSE
If true, what other City/County is the site located in besides response to #4?
 6. Development is located in the census tract of: 9104.02
 7. Development is located in a **Qualified Census Tract**. FALSE *note regarding DDA and QCT*
 8. Development is located in a **Difficult Development Area** FALSE
 9. Development is located in a **Revitalization Area based on QCT**. FALSE
 10. Development is located in a **Revitalization Area designated by resolution or by the locality**. FALSE
 11. Development is located in an **Opportunity Zone** (with a binding commitment for funding). FALSE
(If 9, 10 or 11 are True, **Action**: Provide required form in **TAB K1**)
 12. Development is located in a census tract with a household poverty rate

3%	10%	12%
TRUE	FALSE	FALSE
 13. Development is located in a medium or high-level economic development jurisdiction based TRUE
 14. Development is located on land owned by federally or Virginia recognized Tribes FALSE
- Enter only Numeric Values below:**
15. Congressional District: 10
Planning District: 8
State Senate District: 30
State House District: 20

16. Development Description: In the space provided below, give a brief description of the proposed development

Cannon Branch Apartments will be a 100-unit, 100% affordable LIHTC community in Manassas, VA. The community will offer a mix of one- and two-bedroom units, along with amenities including a tot lot, business center, fitness

center, community room, and more.

17. Local Needs and Support

- a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator of the political jurisdiction in which the development will be located:

Chief Executive Officer's Name

Michelle Davis-Younger

Chief Executive Officer's Title:

Mayor

Phone:

(703) 257-8200

Street Address:

City Hall, 9027 Center St.

City:

Manassas

State:

VA

Zip:

20110

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

Matt Arcieri - Assistant City Manager /Director, Planning & Community

- b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name

Chief Executive Officer's Title:

Phone:

Street Address:

City:

State:

Zip:

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

B. RESERVATION REQUEST INFORMATION**1. Requesting Credits From:**

a. If requesting 9% Credits, select credit pool:

or

b. If requesting Tax Exempt Bond credits, select the round.

ROUND 3

For Tax Exempt Bonds, where are bonds being issued?

Virginia Housing

ACTION: Provide Inducement Resolution at **TAB Y** (if available)**2. Type(s) of Allocation/Allocation Year (skip for TE Credits)**

Definitions of types:

a. **Regular Allocation** means all of the buildings in the development are expected to be placed in service this calendar year, 2026.b. **Carryforward Allocation** means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2026, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2026 credits pursuant to Section 42(h)(1)(E).**3. Select Building Allocation type:**

New Construction

Note regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service?

FALSE

5. Planned Combined 9% and 4% Developments

a. A site plan has been submitted with this application indicating two developments on the same or contiguous site. One development to this 9% allocation request and the remaining development will be a 4% tax exempt bond ap

FALSE

If true, provide name of companion development

a. Has the developer met with Virginia Housing regarding the 4% tax exempt bond

TRUE

b. List below the number of units planned for each allocation request. **This stated split of units cannot be changed or 9% Credits will**

Total Units within 9% allocation request?

0

Total Units within 4% Tax Exempt allocation Request?

0

Total Units:

0

% of units in 4% Tax Exempt Allocation Request:

0.00%

6. Extended Use Restriction**Note:** Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.**Must Select One:** 40**Definition of selection:**

Development will be subject to an extended use agreement of 25 additional years after the 15-year compliance period for a total of 40 years.

7. Virginia Housing would like to encourage the efficiency of electronic payments. Indicate if developer commits to submitting any payments due the Authority, including reservation fees and monitoring fees, by electronic payment.

TRUE

Virginia Housing offers the Rental Housing Invoicing Portal to allow easy payments via secure ACH transactions. See Login at top right. An invoice for your application fee along with access information was provided in your development's assigned Procurement Agreement.

C. OWNERSHIP INFORMATION

NOTE: Virginia Housing may allocate credits only to the tax-paying entity which owns the development at the time of the allocation. The term "Owner" herein refers to that entity. Please fill in the legal name of the owner. The ownership entity must be formed prior to submitting this application. Any transfer, direct or indirect, of partnership interests (except those involving the admission of limited partners) prior to the placed-in-service date of the proposed development shall be prohibited, unless the transfer is consented to by Virginia Housing in its sole discretion. **IMPORTANT: The Owner name listed on this page must exactly match the owner name listed on the Virginia State Corporation Commission Certification.**

1. Owner Information:

Must be an individual or legally formed entity.

a. Owner Name: Cannon Branch Apartments, LLC

Developer Name: Green Street Housing, LLC & Good Housing VA Development LLC

Contact: M/M ▶ Mr. First: Chase MI: H Last: Powell

Address: 212 E Main St, Suite 200

City: Salisbury St. ▶ MD Zip: 21801

Phone: (443) 783-8010 Ext. Fax:

Email address: chase@greenstreethousing.com

Federal I.D. No. 393311188 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ limited liability company Formation State: ▶ Maryland

Additional Contact: Please Provide Name, Email and Phone number.

G. Kimball Hart, Kim.Hart@goodhousingva.com, 703-850-3980

ACTION: a. Provide Certification from Virginia State Corporation Commission **(Mandatory TAB B)**

b. Complete the Principals' Previous Participation Certification tabs within this spreadsheet. Include signed in Application PDF, along with ROFR, if applicable.

b. FALSE Indicate if at least one principal listed within Org Chart has a Veteran-Owned Small Business Certification at least 25% ownership interest in the controlling general partner or managing member as defined in

ACTION: If true, provide Virginia Housing Veteran Owned Small Business Certification **(TAB AB)**

c. FALSE Indicate True if the owner meets the following statement:

An applicant with a principal that, within three years prior to the current application, beginning with deals awarded in 2025, received an IRS Form 8609 for placing a separate 9% development in service without returning credits to or requesting additional credits from the issuing housing finance agency, will be permitted to increase the amount of developer's fee included in the development's eligible basis by 10%.

If True above, what property placed in service

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact Virginia Housing before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type:

Purchase Contract

Expiration Date:

1/1/28

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by Virginia Housing. See QAP for further details.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

FALSE

There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any) type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site (**Tab E**.)

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

a.

FALSE

 Owner already controls site by either deed or long-term lease.

b.

TRUE

 Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than

1/1/28

.

c.

FALSE

 There is more than one site for development and more than one expected date of acquisition by Owner

(If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner (**Tab E**.)

D. SITE CONTROL

3. Seller Information:

Name:

City of Manassas

Address:

9027 Center Street

City:

Manassas

St.:

Virginia

Zip:

20110

Contact Person:

Steve Burke

Phone:

(703) 257-8212

There is an identity of interest between the seller and the owner/applicant

FALSE

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

<u>Names</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

E DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

► Indicate Veteran Owned Small Business designation (as defined in the manual) to each team member (if applicable). You can mark True for 3 members to receive the full 10 points.

ACTION: Provide copy of certification from Commonwealth of Virginia, if applicable - **TAB Z**

1. Tax Attorney:	Allison Domson, Esq.	This is a Related Entity.	FALSE
Firm Name:	Williams Mullen		
Address:	200 S 10th St, Suite 1600	Veteran Owned Small B	FALSE
City, State, Zip	Richmond, VA 23218		
Email:	adomson@williamsmullen.com	Phone:	(804) 420-6915
2. Tax Accountant:	Todd Fentress	This is a Related Entity.	FALSE
Firm Name:	Eisner Advisory Group, LLC		
Address:	4249 Easton Way, Suite 210	Veteran Owned Small B	FALSE
City, State, Zip	Columbus, OH 43219		
Email:	todd.fentress@eisneramper.com	Phone:	(614) 306-7824
3. Consultant:	Ryne Johnson	This is a Related Entity.	FALSE
Firm Name:	Astoria, LLC		
Address:	4350 Lady Marian Ct.	Veteran Owned Small B	FALSE
City, State, Zip	Midlothian, VA 23113	Role:	LIHTC/Bonds
Email:	rynejohnson@astoriallc.com	Phone:	(804) 339-7205
4. Management Entity:	Mike Severe	This is a Related Entity.	FALSE
Firm Name:	Gateway Management Services		
Address:	350C Fortune Terrace, Suite 202	Veteran Owned Small B	FALSE
City, State, Zip	Potomac, MD 20854		
Email:	mike@gwaffordable.com	Phone:	(301) 412-6460
5. Contractor:	Taylor Davis	This is a Related Entity.	FALSE
Firm Name:	Morgan-Keller		
Address:	70 Thomas Johnson Drive, Suite 200	Veteran Owned Small B	FALSE
City, State, Zip	Frederick, MD 21702		
Email:	tdavis@morgankeller.com	Phone:	(240) 891-2029
6. Architect:	Fred LeGates	This is a Related Entity.	FALSE
Firm Name:	Poole & Poole Architecture		
Address:	4240 Park Place Court	Veteran Owned Small B	FALSE
City, State, Zip	Glen Allen, VA 23060		
Email:	flegates@2pa.net	Phone:	(804) 225-0215

E DEVELOPMENT TEAM INFORMATION

7. Real Estate Attorney	Allison Domson, Esq.	This is a Related Entity.	FALSE
Firm Name:	Williams Mullen		
Address:	200 S 10th St, Suite 1600	Veteran Owned Small B	FALSE
City, State, Zip	Richmond, VA 23218		
Email:	adomson@williamsmullen.com	Phone:	(804) 420-6915
8. Mortgage Banker:	Ryne Johnson	This is a Related Entity.	FALSE
Firm Name:	Astoria, LLC		
Address:	4350 Lady Marian Ct.	Veteran Owned Small B	FALSE
City, State, Zip	Midlothian, VA 23113		
Email:	rynejohnson@astoriallc.com	Phone:	(804) 339-7205
9. Other 1:	Jordan Tawney	This is a Related Entity.	FALSE
Firm Name:	Bellera, LLC		
Address:	4354 Kidsgrove Rd	Veteran Owned Small B	FALSE
City, State, Zip	Henrico, VA 23231	Role:	Tax Credits
Email:	Jordan.Tawney@BelleraLLC.com	Phone:	(540) 588-8449
10. Other 2:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small B	FALSE
City, State, Zip		Role:	
Email:		Phone:	
11. Other 3:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small B	FALSE
City, State, Zip		Role:	
Email:		Phone:	
12. Other 4:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small B	FALSE
City, State, Zip		Role:	
Email:		Phone:	
13. Other 5:		This is a Related Entity.	FALSE
Firm Name:			
Address:		Veteran Owned Small B	FALSE
City, State, Zip		Role:	
Email:		Phone:	

F. REHAB INFORMATION**1. Acquisition Credit Information**

- a. Credits are being requested for existing buildings being acquired for development. **FALSE**

Action: If true, provide an electronic copy of the Existing Condition Questionnaire, Unit by Unit Matrix and Appraisal.

- b. This development has received a previous allocation of credits **FALSE**
 If so, when was the most recent year that this development received credits?
 If this is a preservation deal,
 what date did this development enter its Extended Use Agreement **period?**

- c. The development has been provided an acknowledgement letter from Rural Development regarding its preservation priority? **FALSE**

- d. This development is an existing RD or HUD S8/236 development **FALSE**
Action: (If True, provide required form in **TAB Q**)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from Virginia Housing prior to application submission to receive these points

- i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition. **FALSE**
 ii. Applicant has obtained a waiver of this requirement from Virginia Housing prior to the application submission deadline. **FALSE**

2. Ten-Year Rule For Acquisition Credits

- a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/\$15,000 rehab costs (\$10,000 for Tax Exempt Bonds) per unit requirement **FALSE**

- b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i), **FALSE**

- i. Subsection (I) **FALSE**
 ii. Subsection (II) **FALSE**
 iii. Subsection (III) **FALSE**
 iv. Subsection (IV) **FALSE**
 v. Subsection (V) **FALSE**

- c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6). **FALSE**

- d. There are different circumstances for different buildings. **FALSE**
Action: (If True, provide an explanation for each building in Tab K)

F. REHAB INFORMATION

3. Rehabilitation Credit Information

a. Credits are being requested for rehabilitation expenditures. FALSE

b. **Minimum Expenditure Requirements**

i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii). FALSE

ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only) FALSE

iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception. FALSE

iv. There are different circumstances for different buildings. FALSE

Action: (If True, provide an explanation for each building in Tab K)

G. NONPROFIT INVOLVEMENT**3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal**

- A. **FALSE** After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit. See manual for more specifics.

Action: Provide Option or Right of First Refusal in recordable form using Virginia Housing's template. **(TAB V)**
Provide Nonprofit Questionnaire (if applicable) **(TAB I)**

Name of qualified nonprofit:

or indicate true if Local Housing Authority

FALSE

Name of Local Housing Authority

- B. **FALSE** A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.

Do not select if extended compliance is selected on Request Info Tab

Action: Provide Homeownership Plan **(TAB N)** and contact Virginia Housing for a Pre-App

NOTE: Applicant is required to waive the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION**# General Information**

- | | | | |
|--|---------|----------|-----|
| a. Total number of all units in development | 100 | bedrooms | 164 |
| Total number of rental units in development | 100 | bedrooms | 164 |
| Number of low-income rental units | 100 | bedrooms | 164 |
| Percentage of rental units designated low-income | 100.00% | | |
-
- | | | | |
|---------------------------------|-----|----------|-----|
| b. Number of new units: | 100 | bedrooms | 164 |
| Number of adaptive reuse units: | 0 | bedrooms | 0 |
| Number of rehab units: | 0 | bedrooms | 0 |
-
- c. If any, indicate number of planned exempt units (included in total of all units in development) 0
-
- d. Total Floor Area For The Entire Development 108,960.00 (Sq. ft.)
- e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage) 5,037.00 (Sq. ft.)
- f. Nonresidential Commercial Floor Area (Not eligible for funding) 0.00
- g. Total Usable Residential Heated Area 103,923.00 (Sq. ft.)
- h. Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space** 100.00%
- i. Exact area of site in acres 3.090
- j. Locality has approved a final site plan or plan of development FALSE
If **True**, Provide required documentation (**TAB O**).
- k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation (**MANDATORY TAB G**)
- l. Development is eligible for Historic Rehab credits FALSE

Definition:

The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

H. STRUCTURE AND UNITS INFORMATION**# UNIT MIX**a. Specify the **average size and number per unit type:***LIHTC Units can not be greater than Total Rental*

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	0.00	SF	0	0
1BR Garden	912.00	SF	36	36
2BR Garden	1192.00	SF	64	64
3BR Garden	0.00	SF	0	0
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			100	100

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

Structures

- a. Number of Buildings (containing rental units) 1
- b. Age of Structure: 0 years
- c. Maximum Number of stories: 4

d. The development is a scattered site development. FALSE

e. Commercial Area Intended Use:

f. Development consists primarily of : **(Only One Option Below Can Be True)**

- i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood) TRUE
- ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood) FALSE
- iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood) FALSE

g. Indicate **True** for all development's structural features that apply:

- i. Row House/Townhouse FALSE v. Detached Single-family FALSE
- ii. Garden Apartments FALSE vi. Detached Two-family FALSE
- iii. Slab on Grade TRUE vii. Basement FALSE
- iv. Crawl space FALSE

h. Development contains an elevator(s). TRUE

If true, # of Elevators. 2

Elevator Type (if known)

H. STRUCTURE AND UNITS INFORMATION

- | | | |
|----------------------------|---|-------------|
| i. Roof Type | ▶ | Flat |
| j. Construction Type | ▶ | Frame |
| k. Primary Exterior Finish | ▶ | Combination |

Site Amenities (indicate all proposed)

- | | | | |
|-------------------------|-------|------------------------|-------|
| a. Business Center | TRUE | f. Limited Access | FALSE |
| b. Covered Parking | FALSE | g. Playground | TRUE |
| c. Exercise Room | TRUE | h. Pool | FALSE |
| d. Gated access to Site | FALSE | i. Rental Office | TRUE |
| e. Laundry facilities | FALSE | j. Sports Activity Ct. | FALSE |
| | | k. Other: | |

l. Describe Community Facilities: Residents of Cannon Branch Apartments will have access to a tot-

m. Number of Proposed Parking Spaces 150
 Parking is shared with another entity FALSE

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing or proffered public bus stop. FALSE

If True, Provide required documentation (TAB K2).

Plans and Specifications**a. Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**

- i. A location map with development clearly defined.
- ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
- iii. Sketch plans of all building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas
 - c. Sketch floor plan(s) of typical dwelling unit(s)
 - d. Typical wall section(s) showing footing, foundation, wall and floor structure
 Notes must indicate basic materials in structure, floor and exterior finish.

b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Application

- i. Phase I environmental assessment.
- ii. Physical needs assessment for any rehab only development.

c. **All Tax Exempt 4% Applications must submit plans and specifications complete at least through Design Development (DD) phase for all design disciplines.** Reference the separate Minimum Design and Construction Requirements document for a full list of submission requirements for New Construction and Rehabilitation projects.

NOTE: All developments must meet Virginia Housing's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

- a. **New Construction:** must obtain EnergyStar certification.
- b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS
- c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater. The HERS report should be completed for the whole development and not an individual unit.

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide RESNET rater certification of Development Plans (**TAB F**)

ACTION: Provide Internet Safety Plan and Resident Information Form (**Tab W**) if corresponding options selected

REQUIRED:**1. For any development, upon completion of construction/rehabilitation:**

- | | |
|--------------|--|
| TRUE | a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access to residents only. |
| 25.00% | b1. Percentage of brick covering the exterior walls. |
| 75.00% | b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Authority covering exterior walls. Community buildings are to be included in percentage calculations. |
| TRUE | c. All kitchen light fixtures are LED and meet MDCR lighting guidelines. |
| TRUE | d. Cooking surfaces are equipped with fire suppression features as defined in the manual |
| TRUE | e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS |
| | or |
| FALSE | f. Full bath fans are equipped with a humidistat. |
| TRUE | g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products. |
| FALSE | h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadband service where it does not already exist. |
| FALSE | i. Each unit is provided free individual high-speed internet access.
(Must have a minimum 20Mbps upload/100Mbps download speed per manual.) |
| TRUE | j. Every kitchen, living room and bedroom contains, at minimum, one USB charging port. |
| FALSE | k. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system. |
| | or |
| TRUE | l. All Construction types: each unit is equipped with a permanent dehumidification system. |
| FALSE | m. All interior doors within units are solid core. |
| FALSE | n. Installation of a renewable energy electric system in accordance with manufacturer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at Tab F . |
| FALSE | o. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet. |

J. ENHANCEMENTS

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

- FALSE** a. All cooking ranges have front controls.
- FALSE** b. Bathrooms have an independent or supplemental heat source.
- FALSE** c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.
- FALSE** d. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.

2. Green Certification

- a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

- | | |
|--|---|
| FALSE Earthcraft Gold or higher certification | FALSE National Green Building Standard (NGBS) certification of Silver or higher. |
| FALSE LEED Certification | FALSE Enterprise Green Communities (EGC) Certification |

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F.**

- b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

- | | |
|---|--------------------------------------|
| FALSE Zero Energy Ready Home Requirements | FALSE Passive House Standards |
| FALSE Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy F or Passive House Standards. Provide certification at Tab P. See Manual for details and requirements. | |

3. Universal Design - Units Meeting Universal Design Standards (units must be shown on Plans)

- | | |
|--------------|--|
| FALSE | a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards. |
| 0 | b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:
0% of Total Rental Units |

No Market Units listed on Structure 1a.

4. **FALSE** Market rate units' amenities are substantially equivalent to those of the low-income units.

If not, please explain:



Architect of Record initial here that the above information is accurate per certification statement within this application.

I. UTILITIES

1. Utilities Types:

a. Heating Type	Heat Pump
b. Cooking Type	Electric
c. AC Type	Central Air
d. Hot Water Type	Electric

2. Indicate True if the following services will be included in Rent:

Water?	TRUE	Heat?	FALSE
Hot Water?	FALSE	AC?	FALSE
Lighting/ Electric?	FALSE	Sewer?	TRUE
Cooking?	FALSE	Trash Removal?	TRUE

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	18	29	0	0
Air Conditioning	0	4	6	0	0
Cooking	0	26	34	0	0
Lighting	0	26	34	0	0
Hot Water	0	32	33	0	0
Water	0	0	0	0	0
Sewer	0	0	0	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$106	\$136	\$0	\$0

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R**).

a. FALSE	HUD	d. FALSE	Local PHA
b. FALSE	Utility Company (Estimate)	e. TRUE	Other D3G Report
c. FALSE	Utility Company (Actual Survey)		

Warning: The Virginia Housing housing choice voucher program utility schedule shown on VirginiaHousing.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

Accessibility: Indicate **True** for the following point category, as appropriate.

Action: Provide appropriate documentation (**Tab X**)

TRUE

Any development in which ten percent (10%) of the total units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

All common space must also conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act.



Architect of Record initial here that the above information is accurate per certification statement within this application.

Special Housing Needs/Leasing Preference:

a. If not general population, select applicable special population:

####

Elderly (as defined by the United States Fair Housing Act.)

####

Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only

####

Supportive Housing (as described in the Tax Credit Manual)

####

If Supportive Housing is True: Will the supportive housing consist of units designated for tenants that are homeless or at risk of homelessness?

Action: Provide Permanent Supportive Housing Certification (**Tab S**)

b. The development has existing tenants and a relocation plan has been developed.

FALSE

(If **True**, Virginia Housing policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties as described

Action: Provide Relocation Plan, Budget and Unit Delivery Schedule (**Mandatory if tenants are displ**

K. SPECIAL HOUSING NEEDS**# Leasing Preferences**

- a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select Yes

Organization which holds waiting list: City of Manassas

Contact person: Steve Burke

Title: City Manager

Phone Number: (703) 257-8212

Action: Provide required notification documentation (**TAB L**)

- b. Leasing preference will be given to individuals and families with childr FALSE
(Less than or equal to 20% of the units must have of 1 or less bedrooms).
- c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 0
% of total Low Income Units 0%

NOTE: Development must utilize a **Virginia Housing Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

[Download Current CMA List from VirginiaHousing.com](https://www.virginiahousing.com/DownloadCurrentCMAList)

Action: Provide documentation of tenant disclosure regarding Virginia Housing Rental Education (**Mandatory - Tab U**)

Target Population Leasing Preference

Unless prohibited by an applicable federal subsidy program, each applicant shall commit to provide a leasing preference to individuals (i) in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth, (ii) having a voucher or other binding commitment for rental assistance from the Commonwealth, and (iii) referred to the development by a referring agent approved by the Authority. The leasing preference shall not be applied to more than ten percent (10%) of the total units in the development at any given time. The applicant may not impose tenant selection criteria or leasing terms with respect to individuals receiving this preference that are more restrictive than the applicant's tenant selection criteria or leasing terms applicable to prospective tenants in the development that do not receive this preference, the eligibility criteria for the rental assistance from the Commonwealth, or any eligibility criteria contained in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.

Primary Contact for Target Population leasing preference. The agency will contact as needed.

First Name: Mike

Last Name: Severe

Phone Number: (301) 412-6460 Email: mike@gwaffordable.com

K. SPECIAL HOUSING NEEDS**# Rental Assistance**

a. Some of the low-income units do or will receive rental assistance..... **FALSE**

b. Indicate True if rental assistance will be available from the following

Rental Assistance Demonstration (RAD) or other PHA conversion to project based rental assistance.

Section 8 New Construction Substantial Rehabilitation

Section 8 Moderate Rehabilitation

Section 811 Certificates

Section 8 Project Based Assistance

RD 515 Rental Assistance

Section 8 Vouchers

*Administering Organization

State Assistance

*Administering Organization

Other:

c. The Project Based vouchers above are applicable to the 30% units seeking points.

FALSE

i. If True above, how many of the 30% units will not have project based vouchers? **0**

d. Number of units receiving assistance:

0

How many years in rental assistance contract?

Expiration date of contract:

There is an Option to Renew.

FALSE

Action: Contract or other agreement provided **(TAB Q)**.

Public Housing Revitalization

Is this development replacing or revitalizing Public Housing Units?

FALSE

If so, how many existing Public Housing units?

0

L. UNIT DETAILS**1. Set-Aside Election:****UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEG**

Note: In order to qualify for any tax credits, a development must meet one of three minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test), (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), or (iii) 40% or more of the units are both rent-restricted and occupied by persons whose income does not exceed the imputed income limitation designated in 10% increments between 20% to 80% of the AMI, and the average of the imputed income limitations collectively does not exceed 60% of the AMI (this is called the Average Income Test (AIT)). All occupancy tests are described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
10	10.00%	40% Area Median
0	0.00%	50% Area Median
80	80.00%	60% Area Median
10	10.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
100	100.00%	Total

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
10	10.00%	40% Area Median
0	0.00%	50% Area Median
80	80.00%	60% Area Median
10	10.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
100	100.00%	Total

- b. Indicate that you are electing to receive points for the following deeper targets shown in the chart above and those targets will be reflected in the set-aside requirements within the Extended Use Agreement.

20-30% Levels 40% Levels 50% levels

- c. The development plans to utilize average income test

2. Unit Mix Grid**FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID**

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.



Architect of Record initial here that the information below is accurate per certification statement within this application.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	40% AMI	3		696.00	\$1,141.00	\$3,423
Mix 2	1 BR - 1 Bath	60% AMI	11		696.00	\$1,764.00	\$19,404
Mix 3	1 BR - 1 Bath	40% AMI	1		719.00	\$1,141.00	\$1,141
Mix 4	1 BR - 1 Bath	60% AMI	3		719.00	\$1,764.00	\$5,292
Mix 5	1 BR - 1 Bath	40% AMI	1	1	696.00	\$1,141.00	\$1,141
Mix 6	1 BR - 1 Bath	60% AMI	4	4	696.00	\$1,764.00	\$7,056
Mix 7	1 BR - 1 Bath	60% AMI	8		787.00	\$1,757.00	\$14,056
Mix 8	1 BR - 1 Bath	70% AMI	1		891.00	\$1,959.00	\$1,959
Mix 9	1 BR - 1 Bath	70% AMI	1		750.00	\$1,966.00	\$1,966
Mix 10	1 BR - 1 Bath	70% AMI	2		682.00	\$1,970.00	\$3,940

L. UNIT DETAILS

Mix 11	1 BR - 1 Bath	70% AMI	1		682.00	\$1,970.00	\$1,970
Mix 12	2 BR - 2 Bath	60% AMI	1		1023.00	\$2,112.00	\$2,112
Mix 13	2 BR - 2 Bath	60% AMI	11		991.00	\$2,112.00	\$23,232
Mix 14	2 BR - 2 Bath	60% AMI	14		959.00	\$2,112.00	\$29,568
Mix 15	2 BR - 2 Bath	70% AMI	5		959.00	\$2,355.00	\$11,775
Mix 16	2 BR - 2 Bath	40% AMI	2		1023.00	\$1,365.00	\$2,730
Mix 17	2 BR - 2 Bath	60% AMI	1		959.00	\$2,112.00	\$2,112
Mix 18	2 BR - 2 Bath	40% AMI	3		959.00	\$1,365.00	\$4,095
Mix 19	2 BR - 2 Bath	60% AMI	4	4	959.00	\$2,112.00	\$8,448
Mix 20	2 BR - 2 Bath	60% AMI	1	1	959.00	\$2,112.00	\$2,112
Mix 21	2 BR - 2 Bath	60% AMI	7		984.00	\$2,115.00	\$14,805
Mix 22	2 BR - 2 Bath	60% AMI	8		1145.00	\$2,104.00	\$16,832
Mix 23	2 BR - 2 Bath	60% AMI	4		1105.00	\$2,104.00	\$8,416
Mix 24	2 BR - 2 Bath	60% AMI	3		1085.00	\$2,099.00	\$6,297
Mix 25							\$0
Mix 26							\$0
Mix 27							\$0
Mix 28							\$0
Mix 29							\$0
Mix 30							\$0
Mix 31							\$0
Mix 32							\$0
Mix 33							\$0
Mix 34							\$0
Mix 35							\$0
Mix 36							\$0
Mix 37							\$0
Mix 38							\$0
Mix 39							\$0
Mix 40							\$0
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Mix 57							\$0
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Mix 59							\$0
Mix 60							\$0
Mix 61							\$0
Mix 62							\$0
Mix 63							\$0
Mix 64							\$0
Mix 65							\$0
Mix 66							\$0

L. UNIT DETAILS

Mix 67							\$0
Mix 68							\$0
Mix 69							\$0
Mix 70							\$0
Mix 71							\$0
Mix 72							\$0
Mix 73							\$0
Mix 74							\$0
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Mix 87							\$0
Mix 88							\$0
Mix 89							\$0
Mix 90							\$0
Mix 91							\$0
Mix 92							\$0
Mix 93							\$0
Mix 94							\$0
Mix 95							\$0
Mix 96							\$0
Mix 97							\$0
Mix 98							\$0
Mix 99							\$0
Mix 100							\$0
TOTALS			100	10			\$193,859

Total	100	Net Rentable SF: TC Units	90,628.00
Units		MKT Units	0.00
		Total NR SF:	90,628.00

Floor Space Fraction (to 7 decimals)	100.00000%
---	-------------------

M. OPERATING EXPENSES**Administrative:**

Use Whole Numbers Only!

1. Advertising/Marketing				\$5,000
2. Office Salaries				\$35,000
3. Office Supplies				\$6,500
4. Office/Model Apartment	(type		)	\$0
5. Management Fee				\$110,900
5.00% of EGI		\$1,109.00	Per Unit	
6. Manager Salaries				\$75,000
7. Staff Unit (s)	(type		)	\$0
8. Legal				\$4,000
9. Auditing				\$10,000
## Bookkeeping/Accounting Fees				\$0
## Telephone & Answering Service				\$7,200
## Tax Credit Monitoring Fee				\$4,500
## Miscellaneous Administrative				\$10,250
Total Administrative				\$268,350

Utilities

## Fuel Oil				\$0
## Electricity				\$18,100
## Water				\$29,800
## Gas				\$0
## Sewer				\$19,800
Total Utility				\$67,700

Operating:

## Janitor/Cleaning Payroll				\$25,000
## Janitor/Cleaning Supplies				\$3,500
## Janitor/Cleaning Contract				\$0
## Exterminating				\$4,000
## Trash Removal				\$13,500
## Security Payroll/Contract				
## Grounds Payroll				\$0
## Grounds Supplies				\$1,000
## Grounds Contract				\$20,000
## Maintenance/Repairs Payroll				\$65,000
## Repairs/Material				\$5,000
## Repairs Contract				\$2,000
## Elevator Maintenance/Contract				\$12,000
## Heating/Cooling Repairs & Maintenance				\$3,500
## Pool Maintenance/Contract/Staff				\$0
## Snow Removal				\$8,500
## Decorating/Payroll/Contract				
## Decorating Supplies				\$1,000
## Miscellaneous				\$20,000
Totals Operating & Maintenance				\$184,000

M. OPERATING EXPENSES

Taxes & Insurance		
## Real Estate Taxes		\$255,000
## Payroll Taxes		\$22,000
## Miscellaneous Taxes/Licenses/Permits		\$0
## Property & Liability Insurance	\$700 per unit	\$70,000
## Fidelity Bond		\$500
## Workman's Compensation		\$4,000
## Health Insurance & Employee Benefits		\$21,000
## Other Insurance		\$0
Total Taxes & Insurance		\$372,500
Total Operating Expense		\$892,550

Total Operating Expenses Per Unit	\$8,926	C. Total Operating Expenses as % of	40.26%
--	----------------	--	---------------

Replacement Reserves (Total # Units X \$300 or \$250 New Const./Elderly Min	\$25,000
--	-----------------

Total Expenses	\$917,550
-----------------------	------------------

N. PROJECT BUDGET - HARD COSTS**Cost/Basis/Maximum Allowable Credit**

Complete cost column and basis column(s) as appropriate

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	21,383,271	0	21,383,271	0
b. Unit Structures (Rehab)	0	0	0	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
e. Structured Parking Garage	0	0	0	0
Total Structure	21,383,271	0	21,383,271	0
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
h. Renewable Energy	0	0	0	0
i. Roads & Walks	0	0	0	0
j. Site Improvements	0	0	0	0
k. Lawns & Planting	0	0	0	0
l. Engineering	0	0	0	0
m. Off-Site Improvements	0	0	0	0
n. Site Environmental Mitigation	0	0	0	0
o. Demolition	0	0	0	0
p. Site Work	0	0	0	0
q. Hard Cost Contingency	0	0	0	0
Total Land Improvements	0	0	0	0
Total Structure and Land	21,383,271	0	21,383,271	0
r. General Requirements	659,835	0	659,835	0
s. Builder's Overhead (2.0% Contract)	424,526	0	424,526	0
t. Builder's Profit (3.0% Contract)	636,789	0	636,789	0
u. Bonds	74,714	0	74,714	0
v. Building Permits	0	0	0	0
w. Special Construction	0	0	0	0
x. Special Equipment	0	0	0	0
y. Other 1: Contingency (5%)	1,158,957	0	1,158,957	0
z. Other 2:	0	0	0	0
aa. Other 3:	0	0	0	0
Contractor Costs	\$24,338,092	\$0	\$24,338,092	\$0

Construction cost per unit: \$243,380.92

MAXIMUM COMBINED GR, OVERHEAD & PROFIT =

\$2,993,658

ACTUAL COMBINED GR, OVERHEAD & PROFIT =

\$1,721,150

O. PROJECT BUDGET - OWNER COSTS

		To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left:			
MUST USE WHOLE NUMBERS ONLY!	Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
			"30% Present Value Credit"	(D) "70 % Present Value Credit"	
			(B) Acquisition	(C) Rehab/ New Construction	
2. Owner Costs					
a.	Building Permit	130,000	0	130,000	0
b.	Architecture/Engineering Design Fee \$3,665 /Unit)	366,500	0	366,500	0
c.	Architecture Supervision Fee \$1,500 /Unit)	150,000	0	150,000	0
d.	Tap Fees	500,000	0	0	0
e.	Environmental	50,000	0	50,000	0
f.	Soil Borings	10,000	0	10,000	0
g.	Green Building (Earthcraft, LEED, etc.)	50,000	0	50,000	0
h.	Appraisal	6,000	0	6,000	0
i.	Market Study	10,000	0	10,000	0
j.	Site Engineering / Survey	195,000	0	195,000	0
k.	Construction/Development Mgt	0	0	0	0
l.	Structural/Mechanical Study	60,000	0	60,000	0
m.	Construction Loan Origination Fee	275,300	0	57,813	0
n.	Construction Interest (0.0% fo 0 months)	1,350,000	0	945,000	0
o.	Taxes During Construction	50,000	0	0	0
p.	Insurance During Construction	155,000	0	155,000	0
q.	Permanent Loan Fee (0.0%)	0			
r.	Other Permanent Loan Fees	0			
s.	Letter of Credit	0	0	0	0
t.	Cost Certification Fee	21,000	0	0	0
u.	Accounting	10,000	0	0	0
v.	Title and Recording	125,000	0	62,500	0
w.	Legal Fees for Closing	150,000	0	75,000	0
x.	Mortgage Banker	183,500	0	38,535	0
y.	Tax Credit Fee	85,000			
z.	Tenant Relocation	0			
aa.	Fixtures, Furnitures and Equipment	75,000	0	75,000	0
ab.	Organization Costs	25,000			
ac.	Operating Reserve	1,023,000			
ad.	Soft Costs Contingency	100,000			
ae.	Security	25,000	0	25,000	0
af.	Utilities	25,000	0	25,000	0
ag.	Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify	Marketing	25,000	0	0	0
(2) Other* specify	Construction Inspection	50,000	0	50,000	0
(3) Other* specify	Syndication Fee	50,000	0	0	0
(4) Other* specify	Lease Up Reserve	100,000	0	0	0
(5) Other* specify	VHDA Out of Balance	125,000	0	0	0
(6) Other* specify	Tenant Services Reserve	100,000	0	0	0
(7) Other* specify	Energy Consultants & D	55,000	0	55,000	0
(8) Other* specify	Bridge Loan Fees	50,000	0	50,000	0
(9) Other* specify	Radon Consultant	20,000	0	20,000	0
Owner Costs Subtotal (Sum 2A..2(10))		\$5,780,300	\$0	\$2,661,348	\$0
Subtotal 1 + 2 (Owner + Contractor Costs)		\$30,118,392	\$0	\$26,999,440	\$0
3. Developer's Fees		3,079,471	0	3,000,000	0
4. Owner's Acquisition Costs					
Land		3,000,000			
Existing Improvements		0	0		
Subtotal 4:		\$3,000,000	\$0		
5. Total Development Costs					
Subtotal 1+2+3+4:		\$36,197,863	\$0	\$29,999,440	\$0

If this application seeks rehab credits only, in which there is no acquisition and **no change in ownership**, enter the greater of appraised value or tax assessment value here:

(Provide documentation at **Tab E**)

\$0	Land
\$0	Building

Maximum Developer Fee:

\$3,079,471

Proposed Development's Cost per Sq Foot
Applicable Cost Limit by Square Foot:

\$305 **Meets Limits**
\$556

Proposed Development's Cost per Unit
Applicable Cost Limit per Unit:

\$331,979 **Meets Limits**
\$589,015

P. ELIGIBLE BASIS CALCULATION

Item	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):			
	(A) Cost	"30 % Present Value Credit"		(D) "70 % Present Value Credit"
		(B) Acquisition	(C) Rehab/ New Construction	
1. Total Development Costs	36,197,863	0	29,999,440	0

2. Reductions in Eligible Basis

a. Amount of federal grant(s) used to finance qualifying development costs	0	0	0
b. Amount of nonqualified, nonrecourse financing	0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)	0	0	0
d. Historic Tax Credit (residential portion)	0	0	0

3. Total Eligible Basis (1 - 2 above) 0 29,999,440 0

4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)

a. For QCT or DDA (Eligible Basis x 30%)	0	0
<i>State Designated Basis Boosts:</i>		
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)	0	0
c. For Green Certification (Eligible Basis x 10%)		0
Total Adjusted Eligible basis	29,999,440	0

5. Applicable Fraction 100.00000% 100.00000% 100.00000%

6. Total Qualified Basis 0 29,999,440 0
(Eligible Basis x Applicable Fraction)

7. Applicable Percentage 4.00% 4.00% 9.00%

8. Maximum Allowable Credit under IRC §42 \$0 \$1,199,978 \$0
(Qualified Basis x Applicable Percentage)

(Must be same as BIN total and equal to or less than credit amount allowed)

\$1,199,978
Combined 30% & 70% P. V. Credit

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at **Tab T**

1. **Construction Financing:** List individually the sources of construction financing, including any such loans financed through grant sources:

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.	VHDA TE Bonds	07/01/26		\$9,900,000	Ryne Johnson
2.					
3.					
Total Construction Funding:				\$9,900,000	

2. **Permanent Financing:** List individually the sources of all permanent financing in order of lien position:

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
				(Whole Numbers only)				
1.	Tax-Exempt REACH Str	7/1/26		\$6,900,000	\$343,483	3.95%	40	40
2.	Tax-Exempt REACH L-M	7/1/26		\$3,000,000	\$149,340	3.95%	40	40
3.	Standard Taxable	7/1/26		\$8,450,000	\$636,180	7.08%	40	40
4.	City of Manassas Soft	6/22/26	6/22/26	\$6,000,000		0.00%	40	40
5.								
6.								
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14.								
15.								
16.								
17.								
18.								
19.								
20.								
Total Permanent Funding:				\$24,350,000	\$1,129,003			

3. **Grants:** List all grants provided for the development:

Q. SOURCES OF FUNDS

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.	City of Manassas Waiv	6/22/26	6/22/26	\$500,000	Matt Arcieri
2.					
3.					
4.					
5.					
6.					
Total Permanent Grants:				\$500,000	

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.	City of Manassas Soft Loan	6/22/26	\$6,000,000
2.			
3.			
4.			
5.			
Total Subsidized Funding			\$6,000,000

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds. **TRUE**

If above is **True**, then list the amount of money involved by all appropriate types.

Below-Market Loans

TE: See Below For 50% Test Status

a.	Tax Exempt Bonds	\$9,900,000
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	Virginia Housing REACH Funds	\$9,900,000
g.	HOME Funds	\$0
h.	Choice Neighborhood	\$0
i.	National Housing Trust Fund	\$0
j.	Virginia Housing Trust Fund	\$0
k.	Other:	\$6,000,000
	City of Manassas Soft Loan	

Market-Rate Loans

a.	Taxable Bonds	\$8,450,000
b.	Section 220	\$0
c.	Section 221(d)(3)	\$0
d.	Section 221(d)(4)	\$0
e.	Section 236	\$0
f.	Section 223(f)	\$0
g.	Other:	\$0

Q. SOURCES OF FUNDS

I	Other:	\$0

Grants*

a.	CDBG	\$0
b.	UDAG	\$0

Grants

c.	State	
d.	Local	
e.	Other:	

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the Bond Cliff Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: 30.00%

7. Some of the development's financing has credit enhancements. FALSE

If True, list which financing and describe the credit enhancement:

8. Other Subsidies

Action: Provide documentation (Tab Q)

a.	FALSE	Real Estate Tax Abatement on the increase in the value of the development.
b.	FALSE	New project based subsidy from HUD or Rural Development or any other binding federal project based subsidy
	0	Number of New PBV Vouchers
c.	FALSE	Other

9. A HUD approval for transfer of physical asset is required FALSE

R. EQUITY**1. Equity****a. Portion of Syndication Proceeds Attributable to Historic Tax Credit**

Amount of Federal historic credits	\$0	x Equity \$	\$0.000	=	\$0
Amount of Virginia historic credits	\$0	x Equity \$	\$0.000	=	\$0

b. Housing Opportunity Tax Credit Request (paired with 4% credit requests only)

i. Requested Annual HOTC Credits	\$0
ii. 10 Year HOTC Credit Amount	\$0
iii. Equity Dollars Per Credit	\$0.000
iv. Percent of ownership entity (repeated from	99.99000%
v. HOTC Credit Net	\$0

c. Equity that Sponsor will Fund:

i. Cash Investment	\$0
ii. Contributed Land/Building	\$0
iii. Deferred Developer Fee	\$1,328,048 (Note: Deferred Developer Fee cannot be negative.)
v. Other:	\$0

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A**.

Equity Total \$1,328,048

2. Equity Gap Calculation

a. Total Development Cost		\$36,197,863
b. Total of Permanent Funding, Grants and Equity	-	<u>\$26,178,048</u>
c. Equity Gap		\$10,019,815
d. Developer Equity	-	<u>\$1,001</u>
e. Equity gap to be funded with low-income tax credit proceeds		\$10,018,814

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator:	▶ Cinnaire		
Contact Person:	Jacob Stern	Phone:	302-298-3867
Street Address:	100 W 10th St, Suite 502		
City: Wilmington	State: Delaware	Zip:	19801

b. Syndication Equity

i. Anticipated Annual Credits	\$1,199,978.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.835
iii. Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv. Syndication costs not included in Total Development Costs (e.g., advisory fees)	\$0
v. Net credit amount anticipated by user of credits	\$1,199,858
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$10,018,814

Action: Provide Syndicator's or Investor's signed Letter of Intent
(Mandatory at Tab C)

4. Net Syndication Amount

Which will be used to pay for Total Development Costs

\$10,018,814

5. Net Equity Factor

83.4999973466%

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by Virginia Housing to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, Virginia Housing at all times retains the right to substitute such information and assumptions as are determined by Virginia Housing to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by Virginia Housing for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1. Total Development Costs			\$36,197,863
2. Less Total of Permanent Funding, Grants and Equity	-		\$26,178,048
3. Equals Equity Gap			\$10,019,815
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)			83.4999973466%
5. Equals Ten-Year Credit Amount Needed to Fund Gap			\$11,999,779
Divided by ten years			10
6. Equals Annual Tax Credit Required to Fund the Equity Gap			\$1,199,978
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)			\$1,199,978
8. Requested Credit Amount		For 30% PV Credit:	\$1,199,978
		For 70% PV Credit:	\$0
Credit per LI Units	\$11,999.7800	Combined 30% & 70% PV Credit Requested	
Credit per LI Bedroom	\$7,316.9390		
			\$1,199,978

9. **Action:** Provide Attorney's Opinion using Virginia Housing template (**Mandatory Tab H**)

T. CASH FLOW**1. Revenue**Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units	\$193,859
Plus Other Income Source (list) <u>Tenant Charges</u>	<u>\$588</u>
Equals Total Monthly Income:	<u>\$194,447</u>
Twelve Months	x12
Equals Annual Gross Potential Income	<u>\$2,333,364</u>
Less Vacancy Allowance <u>5.0%</u>	<u>\$116,668</u>
Equals Annual Effective Gross Income (EGI) - Low Income Units	<u>\$2,216,696</u>

Warning: Documentation must be submitted to support vacancy rate of less than 7%.**2. Indicate the estimated monthly income for the Market Rate Units (based on Unit Details tab):**

Total Monthly Income for Market Rate Units:	\$0
Plus Other Income Source (list) _____	<u>\$0</u>
Equals Total Monthly Income:	<u>\$0</u>
Twelve Months	x12
Equals Annual Gross Potential Income	<u>\$0</u>
Less Vacancy Allowance <u>7.0%</u>	<u>\$0</u>
Equals Annual Effective Gross Income (EGI) - Market Rate Units	<u>\$0</u>

Action: Provide documentation in support of Operating Budget (**TAB R**)**3. Cash Flow (First Year)**

a. Annual EGI Low-Income Units	<u>\$2,216,696</u>
b. Annual EGI Market Units	<u>\$0</u>
c. Total Effective Gross Income	<u>\$2,216,696</u>
d. Total Expenses	<u>\$917,550</u>
e. Net Operating Income	<u>\$1,299,146</u>
f. Total Annual Debt Service	<u>\$1,129,003</u>
g. Cash Flow Available for Distribution	<u>\$170,143</u>

T. CASH FLOW**4. Projections for Financial Feasibility - 15 Year Projections of Cash Flow**

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	2,216,696	2,261,030	2,306,250	2,352,375	2,399,423
Less Oper. Expenses	917,550	945,077	973,429	1,002,632	1,032,711
Net Income	1,299,146	1,315,953	1,332,822	1,349,744	1,366,712
Less Debt Service	1,129,003	1,129,003	1,129,003	1,129,003	1,129,003
Cash Flow	170,143	186,950	203,819	220,741	237,709
Debt Coverage Ratio	1.15	1.17	1.18	1.20	1.21

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	2,447,411	2,496,360	2,546,287	2,597,212	2,649,157
Less Oper. Expenses	1,063,692	1,095,603	1,128,471	1,162,325	1,197,195
Net Income	1,383,719	1,400,757	1,417,816	1,434,888	1,451,962
Less Debt Service	1,129,003	1,129,003	1,129,003	1,129,003	1,129,003
Cash Flow	254,716	271,754	288,813	305,885	322,959
Debt Coverage Ratio	1.23	1.24	1.26	1.27	1.29

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	2,702,140	2,756,183	2,811,306	2,867,532	2,924,883
Less Oper. Expenses	1,233,110	1,270,104	1,308,207	1,347,453	1,387,877
Net Income	1,469,029	1,486,079	1,503,099	1,520,079	1,537,006
Less Debt Service	1,129,003	1,129,003	1,129,003	1,129,003	1,129,003
Cash Flow	340,026	357,076	374,096	391,076	408,003
Debt Coverage Ratio	1.30	1.32	1.33	1.35	1.36

Estimated Annual Percentage Increase in Revenue 2.00% (Must be < 2%)

Estimated Annual Percentage Increase in Expenses 3.00% (Must be > 3%)

U. Building-by-Building Information

Must Complete

Qualified basis must be determined on a building-by building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Number of
BINS:

1

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

NUMBER
OF

TAX
CREDIT
UNITS

MARKET
RATE
UNITS

Please help us with the process:
DO NOT use the CUT feature
DO NOT SKIP LINES BETWEEN BUILDINGS

Street Address 1

Street
Address 2

City

State

Zip

30% Present Value
Credit for Acquisition

30% Present Value
Credit for Rehab / New Construction

70% Present Value Credit

Bldg
#

BIN
if known

Estimate
Qualified
Basis

Actual or
Anticipated
In-Service
Date

Applicable
Percentage

Credit
Amount

Estimate
Qualified
Basis

Actual or
Anticipated
In-Service
Date

Applicable
Percentage

Credit
Amount

Estimate
Qualified
Basis

Actual or
Anticipated
In-Service
Date

Applicable
Percentage

Credit
Amount

1.

100

9800 Godwin Dr

Manassas

VA

20110

07/01/28

\$0

\$29,999,440

07/01/28

4.00%

\$1,199,978

07/01/28

\$0

2.

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100

0 If development has more than 35 buildings, contact Virginia Housing.

Totals from all buildings

\$0

#####

\$0

\$1,199,978

\$0

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.
2. that it will at all times indemnify and hold harmless Virginia Housing and its assigns against all losses, cost damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arising, or relating to Virginia Housing's acceptance, consideration, approval, or disapproval of this reservation and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith
3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.
4. that this application form, provided by Virginia Housing to applicants for tax credits, including all sections relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of Virginia Housing in reviewing reservation requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.
5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal tax law and any other requirements imposed upon it by Virginia Housing prior to allocation, should one be issued.
6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.
7. that, for the purposes of reviewing this application, Virginia Housing is entitled to rely upon representations submitted by the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relating to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.
8. that Virginia Housing may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.
9. that reservations of credits are not transferable without prior written approval by Virginia Housing at its sole discretion.
10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are

V. STATEMENT OF OWNER

subject to change at any time by federal or state law, federal, state or Virginia Housing regulations, or other binding authority.

11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of \$1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.
12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.
13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credit Agencies of states in which these projects are located to share compliance information with the Authority.
14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.
15. that undersigned agrees to provide disclosure to all tenants of the availability of Renter Education provided by Virginia Housing.
16. that undersigned waives the right to pursue a Qualified Contract on this development.
17. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in Virginia Housing's inability to process the application. The original or copy of this application may be retained by Virginia Housing, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner Cannon Branch Apartments, LLC

By:

Its:

Authorized Person

(Title)

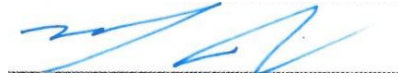
V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all Virginia Housing Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	Michael R. Poole
Virginia License#:	0404011493
Architecture Firm or Company:	Poole & Poole Architecture, LLC

By:



Its:

Principal

(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details

V. Previous Participation Certification

Development Name: Cannon Branch Apartments

Name of Applicant (entity): Cannon Branch Apartments, LLC

The undersigned, being duly authorized to sign on behalf of the Applicant, provide this Certification with the understanding that Virginia Housing intends to rely upon the statements made herein for the purpose of awarding and allocating federal low-income housing tax credits.

The following terms shall be defined as follows *for the purpose of this Certification only*:

- “Principal” has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification, it excludes individuals and entities whose ownership interest is solely vested in limited partnership interests of the ownership entity.
 - “Participant” means all Principals of the Owner who are required to be individually listed within **the organizational chart attached hereto**.
1. All the statements made within this Certification are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained within the organizational charts and any statements attached to this Certification, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.
 2. During any time within the past ten (10) years that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee. For purposes of this statement, "declared a default" refers only to final notices of default issued after the exhaustion of all applicable notice and cure rights.
 3. During any time within the last ten (10) years that any of the Participants were a Principal in an owner of multifamily rental property, no such owner was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company. For the purposes of this statement, "determined to have breached" refers only to determinations made by an independent third-party arbiter or court of law following the expiration of all applicable notice and cure periods and excludes default judgments that have been fully satisfied.
 4. No Participant listed in this Certification has been required to turn control of a property over to an investor or been otherwise involuntarily removed as a general partner from the ownership of a multifamily rental property within the past ten (10) years.

5. There are no unresolved material findings of noncompliance resulting from any audits, management reviews, or other governmental investigations performed by (or on behalf of) any state or federal entity, concerning any multifamily rental property in which any of the Participants were Principals at the time of such finding. For the purposes of this statement, a finding is considered resolved if either (a) the state or federal entity issuing the finding has determined that no further action is required to remedy the finding; or (b) the Participant (or entity in which it is a Principal) has entered into a binding agreement with the applicable state or federal entity to address such finding(s) and the Applicant has included with this Certification a copy of such agreement accompanied by a written statement from the state or federal entity verifying that such agreement is not in default and is reasonably expected to be satisfied within (90) days. Any such statement must be addressed to Virginia Housing and dated no more than thirty (30) days prior to submission of the Application.

6. During the past ten (10) years, no Participants were Principals in any multifamily rental property for which payments under any state or federal assistance contract were suspended or terminated. For the purposes of this statement, suspensions and terminations do not include those caused solely by actions or inactions of the state or federal agency, like funding shortages, technical issues, or administrative delays, where the Principals were not at fault.

7. None of the Participants have been convicted of a felony and none are presently the subject of a complaint of indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.

8. No Participant has been suspended, debarred, or otherwise restricted by any federal or state entity from participating in housing programs administered by such entity due to programmatic noncompliance on the part of either the Participant or an entity in which the Participant was a Principal.

9. During the past ten (10) years, (a) no Participant has been the subject of a claim under an employee fidelity bond; and (b) while any Participant was a Principal in an owner of multifamily rental property, no Participant or such related owner defaulted on any obligation secured by a letter of credit or surety or performance bond. For the purposes of this statement, "defaulted" refers only to events where funds were paid by the issuer of a letter of credit or surety or performance bond.

10. No Participant is a Virginia Housing employee or a member of the immediate household of any Virginia Housing employee.

11. No Participant currently holds an ownership interest in a multifamily rental property where construction has stopped for more than 20 consecutive days, unless the stoppage:

- (a) resulted from events beyond the reasonable control of the property owner that also caused similar delays in comparable projects in the surrounding area (e.g. natural disasters, labor strikes, pandemics, or government-imposed work stoppages); or
- (b) solely involves work neither contractually required as a condition of tax credit allocation nor required prior to placing in service all residential buildings within such project.

Additionally, no Participant currently holds an ownership interest in a multifamily rental property assisted by a federal or state governmental entity and that has been substantially complete for more than 90 days without the required closing documents (such as the final cost certification) being filed, unless the delay is solely attributable to the governmental entity and not to the property owner or its agents.

12. No court of competent jurisdiction or other federal or state governmental entity has found any Participant to be in violation of any applicable civil rights, fair housing, or equal employment opportunity laws or regulations.

13. During the past ten (10) years, no Participant was a Principal in any multifamily rental property found by a court of competent jurisdiction or other federal or state governmental entity to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended (this statement does not refer to 8823s deemed corrected by the issuing agency).

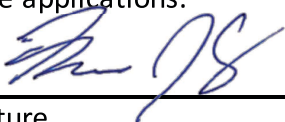
14. No Participants are currently named as a defendant in a civil lawsuit relating to their ownership or other participation in a multi-family housing development where the amount of damages sought by the plaintiffs against the Participants relates to such ownership or participation and is for an amount greater than One Million Dollars (\$1,000,000).

15. No Participant has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion and failure to certify, I have attached the following, which if not provided will automatically disqualify this Application from consideration:

- A. Supporting documentation sufficient to both outline the relevant facts and circumstances that necessitated each deletion and to explain why such deletion(s) should not result in disqualification; and
- B. A draft of Virginia Housing's form Right of First Refusal, which the Applicant commits to properly execute and record as a condition of any reservation or allocation of low-income housing tax credits made with regard to the Development named above.

Any material misrepresentations or omissions made on this form are grounds for rejection of this Application, forfeiture of any credits awarded with connection with this Application, and prohibition against the submission of future applications.



Signature

Thomas J. Ayd, Jr.

Printed Name

6/23/26
Date (no more than 30 days prior to submission of the Application)

W.

LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within the reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by Virginia Housing's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Items 5f and 5g require a numeric value to be entered.

Please remember that this score is only an estimate. Virginia Housing reserves the right to change application data and/or score sheet responses where appropriate, which may change the final score.

MANDATORY ITEMS:

	Included		Score
a. Signed, completed application with attached tabs in PDF format	Y	Y or N	0
b. Active Excel copy of application	Y	Y or N	0
c. Partnership agreement	Y	Y or N	0
d. SCC Certification	Y	Y or N	0
e. Previous participation form	Y	Y or N	0
f. Site control document	Y	Y or N	0
g. RESNET Certification	Y	Y or N	0
h. Attorney's opinion	Y	Y or N	0
i. Nonprofit questionnaire (if applicable)	Y	Y, N, N/A	0
j. Appraisal	Y	Y or N	0
k. Zoning document	Y	Y or N	0
l. Plans and Specifications	Y	Y or N	0
Total:			0.00

1. READINESS:

a. Virginia Housing notification letter to CEO (via Locality Notification Information App)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	N	0 to 10	0.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
or e. Location in a revitalization area with resolution or by locality	N	0 or 15	0.00
or f. Location in a Opportunity Zone	N	0 or 15	0.00
g. Location in a Medium to High level Economic Development Jurisdiction	Y	0 or 5	5.00
h. Location on land owned by Tribal Nation	N	0 or 15	0.00
Total:			5.00

2. HOUSING NEEDS CHARACTERISTICS:

a. Sec 8 or PHA waiting list preference	Y	0 or up to 5	5.00
b. Existing RD, HUD Section 8 or 236 program	N	0 or 20	0.00
c. Subsidized funding commitments	16.58%	Up to 60	33.15
d. Tax abatement on increase of property's value	N	0 or 5	0.00
e. New project based rental subsidy) in Northern Virginia or New Construction pool	N	up to 40	0.00
f. Census tract with <12% poverty rate	3%	0, 20, 25 or 30	30.00
g. Development provided priority letter from Rural Development	N	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	Y	Up to 20	20.00
Total:			88.15

3. DEVELOPMENT CHARACTERISTICS:

a. Enhancements (See calculations below)			51.00
b. <removed for 2026>			0.00
c. HUD 504 accessibility for 10% of units	Y	0 or 20	20.00
d. Proximity to public transportation	N	0, 10 or 20	0.00
e. Development will be Green Certified	N	0 or 10	0.00
f. Units constructed to meet Virginia Housing's Universal Design standards	0%	Up to 15	0.00
g. Developments with less than 100 low income units	N	up to 20	0.00
h. Historic Structure eligible for Historic Rehab Credits	N	0 or 5	0.00
i. Meets Target Population Development Characteristics	Y	0 or 10	10.00
Total:			81.00

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$163,900	\$78,100

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	0.00%	Up to 15	0.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to	0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	0.00%	Up to 10	0.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI	0.00%	Up to 50	0.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60%	0.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	0.00%	Up to 50	0.00
Total:			0.00

5. SPONSOR CHARACTERISTICS:

a. <QAP change - removed for 2026 cycle>	N		0.00
b. Veteran Small Business Principal owner 25% or greater	N	0 or 30	0.00
c. Developer experience - uncorrected life threatening hazard	N	0 or -50	0.00
d. Developer experience - noncompliance	N	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)	0	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurrence)	0	0 or -50 per item	0.00
g. Developer experience - termination of credits by Virginia Housing	N	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
i. Developer experience - more than 2 requests for Final Inspection	0	0 or -5 per item	0.00
j. Management company rated unsatisfactory	N	0 or -25	0.00
Total:			0.00

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 100	44.50
Total:			44.50

7. BONUS POINTS:

a. Extended Use Restriction beyond 15 year compliance period	25	Years	40 or 70	40.00
or b. Nonprofit or LHA purchase option/ ROFR	N		0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option	N		0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	N		10 or 15	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N		0 or 10	0.00
f. Team member with Veteran Owned Small Business Certification	N		up to 10	0.00
g. Commitment to electronic payment of fees	Y		0 or 5	5.00

h. Zero Ready or Passive House certification from prior allocation

N 0, 10 or 20

Total:

0.00

45.00

300 Point Threshold - all 9% Tax Credits

200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE:**263.65****Enhancements:**

All units have:

	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance material	40	30.00
c. LED Kitchen Light Fixtures	2	2.00
d. Cooking surfaces equipped with fire suppression features	2	2.00
e. Bath Fan - Delayed timer or continuous exhaust	3	3.00
f. Baths equipped with humidistat	3	0.00
g. Watersense labeled faucets, toilets and showerheads (without Green Cert)	3	3.00
h. Rehab only: new infrastructure for high speed internet/broadband	5	0.00
i. Each unit provided free individual high speed internet access	15	0.00
j. USB in kitchen, living room and all bedrooms	1	1.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	5.00
m. All interior doors within units are solid core	3	0.00
n. Installation of Renewable Energy Electric system	10	0.00
o. New Construction: Balcony or patio	4	0.00

51.00

All elderly units have:

p. Front-control ranges	1	0.00
q. Independent/suppl. heat source	1	0.00
r. Two eye viewers	1	0.00
s. Shelf or Ledge at entrance within interior hallway	2	0.00
		0.00

Total amenities: 51.00

X. Development Summary

Summary Information 2026 Low-Income Housing Tax Credit Application For Reservation

Deal Name:	Cannon Branch Apartments
-------------------	---------------------------------

Cycle Type: 4% Tax Exempt Bonds Credits **Requested Credit Amount:** \$1,199,978
Allocation Type: New Construction **Jurisdiction:** Manassas City
Total Units: 100 **Population Target:** General
Total LI Units: 100
Project Gross Sq Ft: 108,960.00 **Owner Contact:** Chase Powell
Green Certified? FALSE

Total Score
263.65

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$24,350,000	\$243,500	\$223	\$1,129,003
Grants	\$500,000	\$5,000		
Subsidized Funding	\$6,000,000	\$60,000		

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$21,383,271	\$213,833	\$196	59.07%
General Req/Overhead/Profit	\$1,721,150	\$17,212	\$16	4.75%
Other Contract Costs	\$1,233,671	\$12,337	\$11	3.41%
Owner Costs	\$5,780,300	\$57,803	\$53	15.97%
Acquisition	\$3,000,000	\$30,000	\$28	8.29%
Developer Fee	\$3,079,471	\$30,795	\$28	8.51%
Total Uses	\$36,197,863	\$361,979		

Income		
Gross Potential Income - LI Units	\$2,333,364	
Gross Potential Income - Mkt Unit:	\$0	
Subtotal	\$2,333,364	
Less Vacancy %	5.00%	\$116,668
Effective Gross Income		\$2,216,696

Rental Assistance? FALSE

Expenses		
Category	Total	Per Unit
Administrative	\$268,350	\$2,684
Utilities	\$67,700	\$677
Operating & Maintenance	\$184,000	\$1,840
Taxes & Insurance	\$372,500	\$3,725
Total Operating Expenses	\$892,550	\$8,926
Replacement Reserves	\$25,000	\$250
Total Expenses	\$917,550	\$9,176

Cash Flow	
EGI	\$2,216,696
Total Expenses	\$917,550
Net Income	\$1,299,146
Debt Service	\$1,129,003
Debt Coverage Ratio (YR1):	1.15

Total Development Costs	
-------------------------	--

Total Improvements	\$30,118,392
Land Acquisition	\$3,000,000
Developer Fee	\$3,079,471
Total Development Costs	\$36,197,863

Proposed Cost Limit/Sq Ft: \$305
Applicable Cost Limit/Sq Ft: \$556
Proposed Cost Limit/Unit: \$331,979
Applicable Cost Limit/Unit: \$589,015

Unit Breakdown	
# of Eff	0
# of 1BR	36
# of 2BR	64
# of 3BR	0
# of 4+ BR	0
Total Units	100

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	10	10
50% AMI	0	0
60% AMI	80	80
>60% AMI	10	10
Market	0	0

Income Averaging? TRUE

Extended Use Restriction? 40

Y. Efficient Use of Resources

If the Combined Max Allowable Credits is \$500,000 and the annual credit requested is \$200,000, you are providing a 60% savings for the program. This deal would receive all 100 credit points.

For another example, the annual credit requested is \$300,000 or a 40% savings for the program. Using a sliding scale, the credit points would be calculated by the difference between your savings and the desired 60% savings. Your savings divided by the goal of 60% times the max points of 100. In this example, $(40\%/60\%) \times 100$ or 66.67 points.

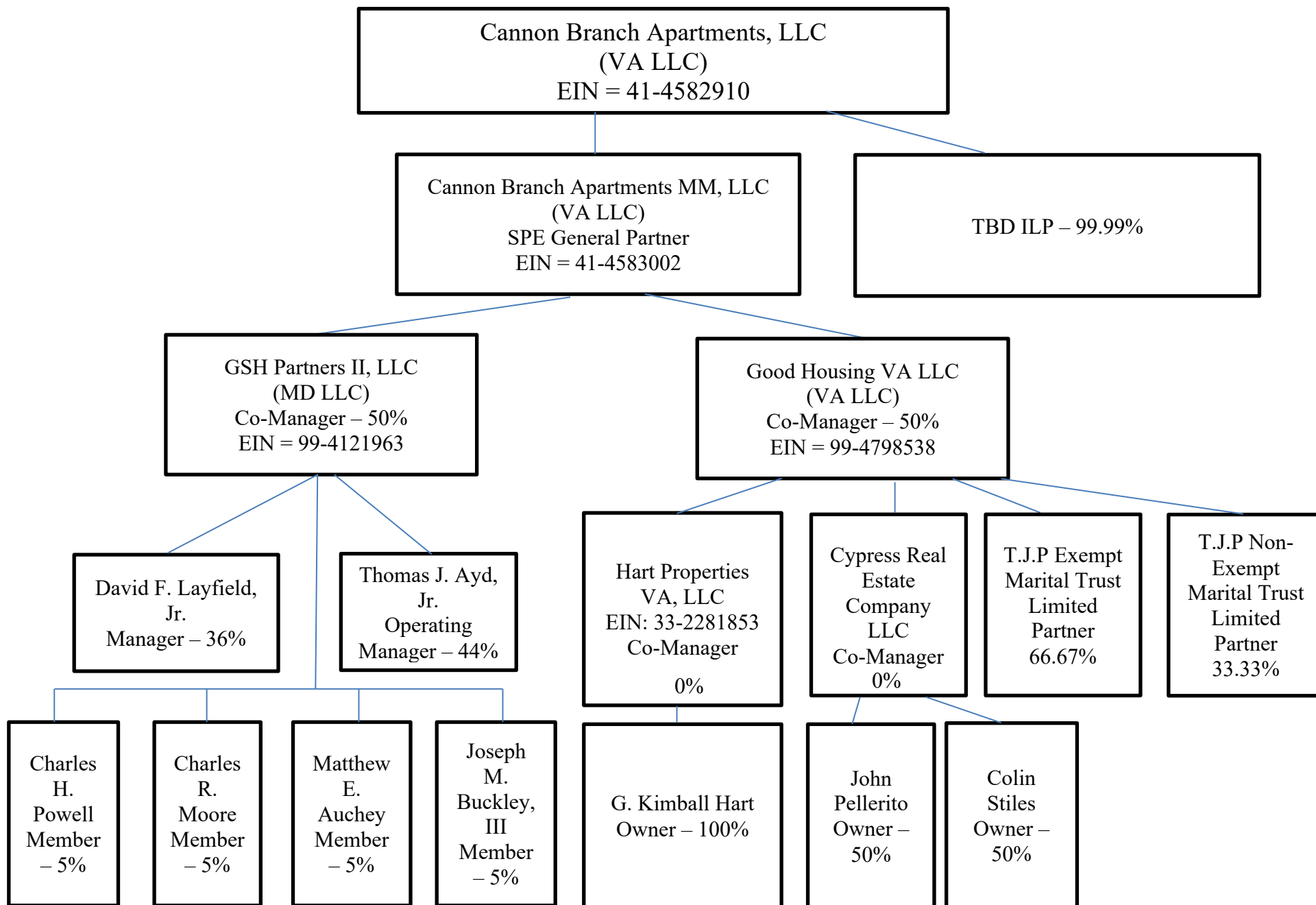
Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	\$1,199,978
Credit Requested	\$1,199,978
% of Savings	0.00%
Sliding Scale Points	44.5

Tab A:

Partnership or Operating Agreement, including
Org Chart with percentages of ownership interest

ORGANIZATIONAL CHART FOR CANNON BRANCH APARTMENTS, LLC



Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia



State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That Cannon Branch Apartments, LLC is duly organized as a Limited Liability Company under the law of the Commonwealth of Virginia;

That the Limited Liability Company was formed on February 26, 2026; and

That the Limited Liability Company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

June 16, 2026

A handwritten signature in black ink, appearing to read "Bernard J. Logan".

Bernard J. Logan, Clerk of the Commission

Tab C:

Syndicator's or Investor's Letter of Intent
(MANDATORY)

June 29, 2026

Tom Ayd
Green Street Housing
212 E. Main St.
Salisbury, MD 21801

Re: Cannon Branch Apartments, a new construction, affordable, multifamily housing property to be located at 9800 Godwin Dr in Manassas, VA

Dear Mr. Ayd,

Per your request, Cinnaire Corporation ("Cinnaire") has conducted a preliminary review of the development and operating budgets for Cannon Branch Apartments, a 100-unit, General Occupancy, new construction project to be located in Manassas, VA. The project is sponsored by a joint venture between Green Street Housing, LLC and Good Housing VA Development, LLC (collectively, the "Sponsors"). Cinnaire supports the project as being financially viable with achievable rents, occupancy levels, and reasonable expense levels.

Based on such review, Cinnaire is pleased to submit this Letter of Interest related to serving as the Low-Income Housing Tax Credit ("LIHTC") Investor for the development. Our review supports a price of \$0.8350 cents per LIHTC. This pricing is based on annual Housing Tax Credits in the amount of \$1,199,978 and would result in equity in the amount of \$10,018,814 available to the development. This pricing is also based upon a 21% Federal Corporate Tax Rate while considering depreciation and losses.

The equity pay-in schedule will be as follows:

Installment	Benchmark	Amount
1	Closing	\$2,504,703.50 (25.00%)
2	100% Completion	\$2,003,762.80 (20.00%)
3	Stabilization and Conversion	\$5,410,347.70 (54.00%)
4	K-1/TRs and 8609s	\$100,000.00 (1.00%)
	Total:	\$10,018,814 (100.00%)

This Letter of Interest is contingent upon the Project finalizing the other sources of funds including the LIHTCs, Cinnaire finalizing its capital funding in Cinnaire Capital Fund for Housing 46, LP, and a review of the Project during a period of due diligence. During the period of due diligence, Cinnaire will verify factual representations made by the Sponsor, conduct a site visit, and evaluate the following:

1. Development Budget;
2. Operating Budget;
3. Development Team;

Lansing | Corporate Headquarters
1118 South Washington Avenue
Lansing, Michigan 48910
517 482 8555

Detroit
2111 Woodward Avenue, Suite 600
Detroit, Michigan 48201
313 841 3751

Grand Rapids
100 Grandville Avenue SW, Suite 202
Grand Rapids, Michigan 49503
616 272 7880

Chicago
225 West Washington Street, Suite 1350
Chicago, Illinois 60606
312 957 7283

Indianapolis
320 North Meridian, Suite 516
Indianapolis, Indiana 46204
317 423 8880

Madison
2 East Mifflin Street, Suite 403
Madison, Wisconsin 53703
608 234 5291

Wilmington
100 West 10th Street, Suite 502
Wilmington, Delaware 19801
302 655 1420



4. Managers' Financial Capacity;
5. Timing assumptions for the Company; and
6. Other relevant factors.

If Cinnaire finds that any factor including, but not limited to, the items listed above is unacceptable, the due diligence period shall end. Otherwise, Cinnaire will secure its Investment Committee Approval, offer a commitment letter for and close on its investment in the Project.

Thank you for the opportunity to work together on this impactful project. Please contact me if you have any questions.

Sincerely,

Jacob Stern
Senior Vice President, Business Development

Tab D:

Any Supporting Documentation related to List of
LIHTC Developments (Schedule A)

This deal does not require
information behind this tab.

Tab E:

Site Control Documentation & Most Recent Real
Estate Tax Assessment (MANDATORY)

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT is made as of March 3, 2026, by and between Good Housing VA LLC, a Virginia limited liability company (the "Assignor") and Cannon Branch Apartments, LLC, a Virginia limited liability company (the "Assignee").

WHEREAS, Assignor entered into an Agreement for Purchase and Sale of Real Estate dated as of February 23, 2026 (the "Contract") with the City of Manassas, Virginia, as seller (the "Seller"), for the purchase of certain real property located in the City of Manassas, Virginia, comprised of approximately 2.99 acres, as described more particularly defined in the Contract ("Property");

WHEREAS, Assignor formed Assignee for the purpose of purchasing the Property;

WHEREAS, Assignor desires to assign its right, title, and interest in and to the Contract to Assignee;

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns to Assignee all rights, title, interest, and obligations under the Contract.
2. Assignee shall indemnify and hold Assignor harmless from any and all claims, costs, liabilities, and causes of action arising from the Contract.
3. The terms of this Assignment Agreement shall be interpreted and construed pursuant to the laws of the Commonwealth of Virginia.

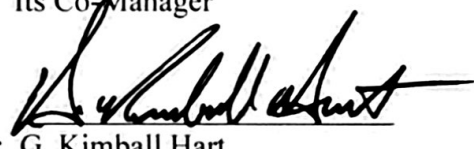
[Signature Page Follows]

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

ASSIGNOR:

Good Housing VA LLC,
a Virginia limited liability company

By: Hart Properties VA LLC,
Its Co-Manager

By: 
Name: G. Kimball Hart
Title: Manager

By: Cypress Real Estate Company LLC,
Its Co-Manager

By: 
Name: John T. Pellerito
Title: Managing Member

[Additional Signature Page Follows]

ASSIGNEE:

Cannon Branch Apartments, LLC,
a Virginia limited liability company

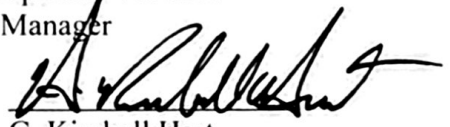
By: Cannon Branch Apartments MM, LLC,
Its Manager

By: GSH Partners II, LLC,
Its Co-Manager

By: 
Name: Thomas J. Ayd
Title: Operating Manager

By: Good Housing VA LLC,
Its Co-Manager

By: Hart Properties VA LLC
Its Co-Manager

By: 
G. Kimball Hart,
Manager

By: Cypress Real Estate
Company LLC,
its Co-Manager

By: 
John Pellerito,
Managing Member

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE (this "Agreement") is made this 23rd day of Feb. 2016 (the "Effective Date"), by and between the City of Manassas, a municipal corporation of the Commonwealth of Virginia (the "Seller") and Good Housing VA, LLC, a Virginia limited liability company ("Purchaser"). Seller and Purchaser may be collectively referred to herein as "Parties" and each a "Party".

RECITALS

A. Seller is the sole legal owner of all that certain lot, tract or parcel of real estate containing approximately 2.99 acres of land located in the City of Manassas, Virginia (the "City"), currently improved with a 10,973 square foot vacant office building (the "Existing Improvement"), and being a subdivided portion of the parcels identified as tax map #102-10-00-1B2 and 102-01-00-40H further subject to the Manassas Gateway Rezoning #2016-02 (Ordinance #O-2016-12) and more particularly shown on the exhibit labeled "The Landing at Cannon Branch – Good Housing VA Property" attached to this Agreement as Exhibit A (the "Parent Parcel"), to be supplemented with the boundary survey once finalized.

B. Purchaser desires to acquire the portion of the Parent Parcel in the approximate location as shown as the "LIHTC Parcel" on the "Exhibit Showing Boundary Line Adjustment and Subdivision of the Property of City of Manassas" attached hereto as Exhibit B (the "Property"), upon which Purchaser intends to demolish the Existing Improvement to develop and construct an affordable housing project (the "Intended Purpose") comprised of a single four-story residential structure (the "AHU Building") that will contain approximately one hundred (100) Affordable Housing Units ("AHUs") with appurtenant surface parking spaces (the "Project").

For purposes hereof, an "Affordable Housing Unit" or "AHU" is defined as a dwelling unit for rent developed pursuant to a Virginia Housing ("VH") Low Income Housing Tax Credit program. Such VH program will set forth the applicable income limits; however, Purchaser will request such rents to be affordable to households earning of an average of 60% Area Median Income ("AMI") as posted annually by the US Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area.

C. Seller desires to sell the Property to Purchaser, and Purchaser desires to purchase the Property from Seller, for the Intended Purpose, on the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. Sale of Property. Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell to Purchaser, and Purchaser hereby agrees to purchase the Property from Seller.

2. Purchase Price. The purchase price for the Property shall be THREE MILLION AND 00/100 DOLLARS (\$3,000,000.00) (the "Purchase Price"), provided the final Site Plan (as defined hereinbelow in Section 12.A.) yields one hundred (100) AHUs. In the event the Site Plan yields more or less than one hundred (100) AHUs, then the Purchase Price shall adjust upward or downward by THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00) per AHU yielded by the Site Plan. The Purchase Price shall be payable as follows:

A. An initial deposit of TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) (the "Initial Deposit"), shall be paid to Safe Harbor Title Company as escrow agent (the "Title Company"), within three (3) business days after the Effective Date, to be held and disbursed in accordance with the terms of this Agreement.

B. An additional deposit of ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00) (the "Second Deposit") shall be paid to the Title Company as escrow agent within three (3) business days after the Bond Inclusion Date (as defined below), in connection with the Project Financing, as described herein below, pursuant to Section 6. Purchaser, at its election and expense, may post an irrevocable standby letter of credit in lieu of cash. The letter of credit must have an initial term of not less than one (1) year from the Effective Date of this Agreement and be issued by a commercial bank reasonably acceptable to Seller that has an office in the Commonwealth of Virginia that accepts requests for draws on such letter of credit. The Initial Deposit shall be fully refundable up to the delivery of the Second Deposit, at which time both deposits (the Initial Deposit together with the Second Deposit and any interest accrued thereon, are hereinafter collectively referred to as the "Deposits") become non-refundable, except as otherwise expressly provided in this Agreement. If Purchaser fails to pay the Initial Deposit or the Second Deposit when due, and such failure to pay continues for ten (10) business days after notice from Seller to Purchaser of such failure, Seller may terminate this Agreement by providing written notice to Purchaser.

C. The balance of the Purchase Price, subject to adjustments and prorations as described herein, shall be paid to Seller at Closing, as hereinafter defined, by cashier's check, wire transfer or other immediately available funds.

D. Title Company shall promptly place the Deposits, into an interest-bearing, federally insured deposit account with a state or national bank whose accounts are federally insured. The Title Company shall hold and disburse the Deposits in accordance with the provisions of this Agreement and any escrow agreement required by the Title Company. All interest accrued on the Deposits shall be applied towards the Purchase Price at Closing or be disbursed prior to Closing in the event of a default by a party hereto as provided in Section 15 hereof, or in the event of termination during the Feasibility Period as provided in Section 3.D. hereof, or in the event of termination for Title Objections in Section 4 hereof.

3. Feasibility Period.

A. For a period of ninety (90) days after the Effective Date (the "Feasibility Period"), Purchaser shall, upon five (5) days prior written notice to Seller, have the right to enter the Property to conduct on the Property any and all feasibility studies, soil borings and analysis, utility location availability studies, environmental reports, zoning and land use studies, and any other engineering or environmental studies, title searches, surveys, and other tests, studies or analyses (collectively, the "Tests and Studies"), whereby all public access to the Property shall be restricted by the Seller for a period of thirty (30) days. At Seller's option, a representative of Seller may accompany Purchaser and/or Purchaser's representative(s) or consultant(s) during their entry in the Existing Improvement.

B. Purchaser shall promptly restore the Property to substantially the same condition as existed prior to the Tests and Studies, and Purchaser shall defend, indemnify and hold Seller harmless from and against all losses, costs and expenses suffered by Seller arising out of the entry on the Property, by Purchaser's agents, contractors, consultants and/or employees, including without limitation the Tests and Studies. Purchaser's indemnity obligations hereunder shall not include any obligation to indemnify Seller against claims, losses, liabilities, damages, costs, or expenses including reasonable attorneys' fees arising out of any condition which existed prior to Purchaser's entry onto the Property that is not otherwise intentionally or negligently exacerbated by Purchaser's actions. This obligation shall survive Closing or the earlier termination of this Agreement.

C. Prior to the initial entry onto the Property by Purchaser, its representatives or consultants, Purchaser shall obtain and maintain at its own expense a policy of commercial general liability insurance by an insurance company qualified to do business in the Commonwealth of Virginia and reasonably satisfactory to Seller, insuring against claims of all persons for loss of life, personal injury and property damage arising out of or incident to the activities of Purchaser, its representatives, employees, contractors or consultants upon the Property. Seller shall be named as an additional insured under the policy, and Purchaser shall deliver to Seller a certificate evidencing such insurance policy reflecting a combined single limit coverage in an amount of not less than \$1,000,000.00, and \$2,000,000.00 in the aggregate, for bodily injury and property damage liability. Such policy shall provide that the coverage cannot be canceled during the term of this Agreement without at least ten (10) days' prior written notice to Seller, and Purchaser shall cause such insurance to remain in full force and effect during the term of this Agreement. Prior to the initial entry onto the Property by Purchaser, its representatives or consultants, Purchaser shall deliver to Seller certificates evidencing such insurance policy.

D. If the Purchaser determines, in its sole discretion, that the Property is not suitable for its Intended Purpose, or if Purchaser is dissatisfied for any reason with the results of any Tests and Studies, Purchaser may, upon written notice to Seller on or before the expiration of the Feasibility Period, terminate this Agreement, in which event the Title Company shall return the Deposits to Purchaser, together with any interest accrued thereon, and neither Seller nor Purchaser shall have any further obligation to the other under this Agreement, except Purchaser's restoration obligations under Section 3.B.

4. Title Objections. For a period of sixty (60) days after the Effective Date (the "Title Review Period"), Purchaser shall obtain at its sole cost and expense a title commitment on the Property (the "Title Commitment"), and may, at its option, obtain from a licensed land surveyor or registered civil engineer acceptable to Purchaser an ALTA survey of the Property (the "Survey"). The Title Commitment shall indicate good and marketable title in the name of the Seller that can be insured by Purchaser's title company at its regular rates, subject only to such matters reflected on the Title Commitment which are Permitted Exceptions (as defined below). Purchaser shall, on or before the date that is sixty (60) days following the Effective Date hereof, deliver copies of the Title Commitment and the Survey, if any, to the Seller and inform the Seller in writing (the "Title Objections Notice") as to any title defects or other objections regarding the Property disclosed by the Title Commitment and the Survey, if any, that the Purchaser is unwilling to accept (the "Title Objections"). Any such matters which Purchaser is willing to accept shall be referred to as "Permitted Exceptions." Within ten (10) days after receiving the Title Objections Notice from Purchaser, Seller shall notify Purchaser of Seller's election: (a) to attempt to cure such exceptions, in which event Seller shall attempt to cure such exceptions prior to Closing, or (b) not to cure such exceptions. Seller's failure to so respond within said ten (10) day period shall be deemed a Seller election not to cure such exceptions.

If the Seller is unable or unwilling to cure or deemed not to cure such Title Objections prior to Closing, then the Purchaser may, at its option, and as its sole remedy: (i) terminate this Agreement by giving the Seller written notice of such termination, (ii) cure such Title Objections at its own expense and proceed to Closing with no reduction in the Purchase Price, or (iii) waive such Title Objections and proceed to Closing with no reduction in the Purchase Price. If Seller is unwilling to cure such Title Objections, then Purchaser shall make the foregoing election on or prior to the expiration of the Title Review Period. If Seller elects to attempt to cure the Title Objections, it shall diligently pursue said cure using commercially reasonable means. If Seller elects to attempt to cure the Title Objections but fails to do so prior to Closing, then Purchaser shall make the foregoing election within ten (10) days after Seller advises Purchaser that it is unable to cure such Title Obligations. If the Purchaser elects to terminate this Agreement, the Deposits shall be refunded to the Purchaser, together with all interest earned thereon, and the Seller and Purchaser shall have no further obligations or liabilities to one another. Notwithstanding the foregoing, Seller shall be unconditionally obligated, at its sole cost and expense, to satisfy at or prior to Closing all monetary encumbrances evidenced by deeds of trust, tax liens, judgments and/or mechanic's liens against the Property ("Monetary Liens"), and Seller authorizes the use of the Purchase Price otherwise payable to Seller at Closing to pay and discharge any Monetary Liens if Seller fails to do so.

5. Approvals. Seller will reasonably cooperate, at no out-of-pocket cost to Seller, with Purchaser's efforts to obtain any and all Approvals (as defined in Sections 8.D. and 12 herein below), including without limitation promptly (within five (5) days following any request) signing all documents, letters, applications, plats, submissions, surveys and other similar documents requested by Purchaser.

6. Financing.

A. Bond Financing. Purchaser intends to finance the Project primarily through the use of low-income housing tax credits ("LIHTC") and related tax-exempt bond financing ("Bond Financing" and together with LIHTC, "Project Financing") in an amount sufficient to make the acquisition of the Property and construction of the Project feasible for Purchaser, and to locate investors who will provide equity for the Project in exchange for use of the LIHTC. Purchaser shall diligently pursue Project Financing in good faith. Seller agrees to reasonably cooperate, and at no cost to Purchaser, with Purchaser's efforts by providing information in connection with Purchaser's application for Project Financing when and where required. Seller acknowledges and further agrees that Purchaser's obligation to close hereunder is expressly conditioned upon Purchaser's receipt of Project Financing as evidence by the occurrence of both (i) any and all approvals as may be required for the issuance and application of the LIHTC ("LIHTC Approval"), and (ii) Purchaser's receipt of the applicable project lender's written confirmation that (x) the "Bond Inclusion Date" has been set and (y) all conditions set forth in the applicable project lender's commitment letter to be included in the bond issuance have been satisfied (the "Bond Inclusion Confirmation").

B. Seller Financing. Further, the Seller has agreed to loan funds in the amount of SIX MILLION AND 00/100 DOLLARS (\$6,000,000.00) (the "City Loan Amount") to support the development and construction of the Project ("Seller Financing"), through a combination of sources including the proceeds of the land sale, City funds previously budgeted for affordable housing, and capital reserves. Definitive loan documents will be negotiated and agreed to prior to the expiration of Feasibility Period to provide a binding commitment of the terms and conditions of the Seller Financing (the "Seller Financing Loan Documents"). The Parties hereby acknowledge the Seller Financing Loan Documents remain subject to review and approval of the applicable tax credit investor, VH and applicable project lenders. The Parties further agree to incorporate any commercially reasonable additional terms as may be requested by such applicable tax credit investors, VH and applicable project lenders, to the extent such additional terms do not materially alter the mutually agreed upon financing terms as determined by the Parties as of the Effective Date. The Seller acknowledges and agrees that Purchaser's obligation to close is expressly conditioned on receipt of Seller Financing and executed Seller Financing Loan Documents, each in a form approved by such applicable tax credit investors, VH and applicable project lenders (the foregoing together with the Bond Inclusion Confirmation and LIHTC Approval, the "Financing Contingency"). In furtherance of the Seller Financing, the City Manager (as defined herein below) shall include and recommend to the City Council for approval as part of the proposed Fiscal Year 2027 budget the City Loan Amount from the City's Housing Investment Fund, or other available City funds. Purchaser acknowledges and agrees that the Seller's obligation to provide Seller Financing pursuant to this Agreement is expressly conditioned on the appropriation of adequate funds by the City Council of the City of Manassas ("City Council") for the specific purposes set forth herein.

7. Closing.

A. Closing on the purchase of the Property (herein referred to as the “Closing”) shall take place on a mutually agreed upon date on or before the sixtieth (60th) day following the Bond Inclusion Date (the “Closing Date”). In addition, all Conditions to Closing contained in Section 8 shall also be satisfied on the Closing Date.

B. At Closing, Seller shall convey to Purchaser, by special warranty deed (the “Deed”), good and marketable fee simple title to the Property free and clear of any and all encumbrances except taxes and assessments not yet due and payable and Permitted Exceptions. In addition, Seller shall deliver to Purchaser an affidavit of mechanics’ lien and possession in the form required by the Title Company and reasonably acceptable to Seller, a non-foreign affidavit, a Virginia Form R-5 or R-5E, IRS Form 1099-S Information Reporting Form, and such other documents as may be required by Purchaser or the Title Company in order for Purchaser to acquire and insure title to the Property without exception for mechanics liens or parties in possession. The Deed, or a separately recorded instrument, shall contain covenants restricting the use of the Property for the Intended Purpose following Closing.

C. Purchaser and Seller acknowledge that there may be existing electric, water, sanitary sewer, and storm sewer or storm drainage utility lines and facilities located on the Property that are owned by the Seller and that are not disclosed or identified by recorded easements. During the Feasibility Period Purchaser shall determine whether relocation of any existing City utility will be necessary or desirable to accommodate Purchaser’s Intended Purpose of the Property. If Purchaser determines that relocation of a utility is not necessary or desirable to accommodate Purchaser’s Intended Purpose of the Property, Purchaser shall provide Seller at Closing with deeds of easement and plats in standard City format for recordation, that allows the subject utility to remain in place after Closing. If Purchaser determines that relocation of a utility is necessary or desirable to accommodate Purchaser’s Intended Purpose of the Property, Purchaser shall bear all costs of the relocation to a new location mutually agreeable to Purchaser and Seller and shall grant the appropriate recordable easements to Seller for such relocated utilities. If Purchaser and Seller are unable to agree on a location for any utilities to be relocated pursuant to this Section 7.C. prior to Closing, then Purchaser shall have the right to terminate this Agreement by written notice to Seller prior to Closing and collect all Deposits. The provisions of this Section shall survive Closing. At Closing, Seller and Purchaser shall execute and record all necessary easement documents, including but not limited to, reciprocal easement agreements, access easements, construction easements, utility easements, and other easements necessary or appropriate for development and construction of projects similar to this Project (“Easements”).

D. Real estate taxes and other charges shall be apportioned and paid at Closing as more particularly described in Sections 11 and 12 hereof.

E. At Closing, Title Company, as escrow agent, must be in receipt of Seller Financing and executed Seller Financing Loan Documents and all other documents as may be required by such applicable tax credit investors, VH and applicable project lenders related to Project Financing.

8. Conditions to Closing. Purchaser's obligation to proceed to Closing under the terms of this Agreement is expressly conditioned upon satisfaction of all of the following conditions:

A. Satisfaction of Financing Contingencies. On or before Closing, Purchaser shall have received:

- (i) Project Financing
- (ii) Seller Financing; and
- (iii) Executed Seller Financing Loan Documents.

B. Survey. Purchaser shall have obtained a Survey in form approved by the Title Company and all parties providing financing for the Project and suitable for recording.

C. Easements. Purchaser and Seller shall have executed and recorded all necessary Easements, including those referred to in this Agreement.

D. Permits and Approvals. The receipt by Purchaser from all applicable governmental and/or quasi-governmental authorities having jurisdiction, of final and unappealable permits and approvals (collectively, the "Approvals") that Purchaser determines are necessary for:

- (i) reasonable verification that public sewer treatment and committed capacity are available at the Property sufficient to service the Project;
- (ii) reasonable verification that sufficient public water and stormwater drainage are available at the Property sufficient to service the Project;
- (iii) reasonable verification that electric, cable, telephone and internet are available on the Property sufficient to service the Project, at connection costs that are not greater than those which are customary and ordinary for similar developments in the City in effect on the date of this Agreement;
- (iv) building and related permits, licenses, variances, certificates, exceptions, authorizations, approvals, as may be required to permit the lawful construction, development, including without limitation all Property work, for the Project and for construction of approximately one hundred (100) AHUs, with appurtenant parking, in accordance with Purchaser's plans and specifications;
- (v) storm water management, erosion prevention and sediment control, and water quality engineering designs, permits and approvals all in accordance with all federal, state and City laws, ordinances, rules and/or regulations;
- (vi) establishing that there are no building, sewer, water or other moratoria affecting the Property or the Project in effect or pending; and

(vii) the receipt by Purchaser of a zoning interpretation letter from the City's zoning administrator certifying that the Proffers (as defined herein) allow for the use and development of the Project (the "Zoning Compliance Letter"), on or before the expiration of the Feasibility Period.

E. The representations, warranties and covenants contained in Section 9 hereafter shall be true and correct in all material respects. Notwithstanding that certain of Seller's representations and warranties may be limited to the extent of Seller's knowledge, the conditions precedent to Purchaser's obligation to consummate settlement shall depend upon the actual correctness at Closing of the matters stated in all such representations and warranties.

F. Completion and full satisfaction of the Development and Approvals set forth in Section 12.

G. Approved and executed agreement to provide a waiver or reimbursement of water and sanitary sewer tap fees as may be required by the City for the Intended Purpose.

H. Execution and delivery of any and all amendments to any restrictions, covenants, agreements, and any property owner association documents that the Property may be subject to. Further such amendments shall be in recordable form and delivered to the Title Company for recordation at Closing.

The conditions set forth in this Section 8 are for the sole benefit of Purchaser. If any of the foregoing conditions are not met at Closing, or such earlier date as is set forth above with respect thereto, or Purchaser shall not have waived in writing the failure of any such condition, then Purchaser, at its sole option, may terminate its obligations under this Agreement, and receive a refund of the Deposits, together with all interest accrued thereon, and neither Seller nor Purchaser shall have any further obligations hereunder except for Purchaser's restoration obligations set forth in Section 3.B.

9. Seller's Representations, Warranties, and Covenants. Seller represents and warrants to Purchaser the following, as of the date of this Agreement and as of the date of Closing:

A. That to Seller's knowledge, there are no tenancies or parties with any rights of possession with respect to the Property.

B. That to Seller's knowledge, as of the date hereof there are no proceedings pending or threatened, against or relating to the Property including, without limitation, any proceedings relating to condemnation or the exercise of the rights of eminent domain as to any part of the Property or purchase in lieu thereof or for the limiting or denying of any right of access thereto.

C. This Agreement has been duly executed and delivered by Seller; provided, however, that this Agreement and Seller's obligations hereunder are made expressly contingent on the City, by and through the required affirmative vote of its City Council following an advertised

public hearing, approving this Agreement at a public meeting called and held in accordance with applicable law concerning such proposed disposition of property. The execution of this Agreement and the Closing hereunder will not violate or contravene any order, decree, covenant or agreement to which Seller is subject, and to Seller's knowledge, any law, rule or regulation to which Seller is subject.

D. Seller: (i) has not filed a petition for relief as to Seller as debtor or bankrupt under the Bankruptcy Code of 1978 or like provision of law of any jurisdiction; (ii) is not insolvent as finally determined by a court proceeding; and (iii) has not filed a petition or application to accomplish the same or for the appointment of a receiver or a trustee for Seller for a substantial part of its assets. No proceedings relating to Seller have been commenced, either by Seller or by another party, under any reorganization, arrangement, insolvency, adjustment of debt or liquidation law of any jurisdiction. No attachment, execution, assignment for the benefit of creditors or voluntary or involuntary proceedings in bankruptcy against Seller or the Property has been contemplated, threatened or initiated.

As used in this Agreement, the phrase "to Seller's knowledge," or phrases of similar import, shall mean the actual, not constructive or imputed, knowledge of the City Manager of the City (the "City Manager"). To the extent Purchaser discovers prior to the end of the Title Review Period any inaccuracy in a representation and warranty of Seller in this Agreement, and Purchaser does not terminate this Agreement as provided in Section 3 of this Agreement, such representation and warranty shall be deemed modified to reflect such inaccuracy, and Purchaser shall so notify Seller. In addition, to the extent Purchaser discovers prior to Closing any inaccuracy in a representation and warranty of Seller in this Agreement and the Closing occurs, such representation and warranty shall be deemed modified to reflect such inaccuracy, and Purchaser shall so notify Seller.

E. Seller covenants to cooperate with Purchaser, and/or their respective agents, to execute all documents necessary or appropriate to facilitate temporary access to the Property for the purpose of conducting the Tests and Studies, and to execute all consents and approvals as may be required for Purchaser to apply for all Approvals for the Project as a contract purchaser.

F. From and after the Effective Date until Closing hereunder, or until this Agreement is permissibly terminated in accordance with the terms hereof by Purchaser or Seller, Seller shall not, other than in connection with the foregoing provisions of this Section 9, make any application to modify the zoning of the Property, or to otherwise modify in any way the legally permissible uses and/or development standards applicable to the Property, to the extent the same would adversely affect the Intended Purpose.

G. Seller represents that to its knowledge other than as may be contained in any environmental reports that have been delivered to Purchaser, (i) no underground storage tanks, asbestos, items containing PCBs, tires, batteries, solid waste, or toxic or hazardous materials or substances, as defined in applicable state or federal law (collectively, "Hazardous Waste") are present upon or in the Property, and (ii) there has been no release, discharge, storage, generation, treatment or disposal of any Hazardous Waste upon or in the Property.

H. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS AGREEMENT, SELLER IS NOT MAKING AND HAS NOT MADE AT ANY TIME ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, OR GOVERNMENTAL REGULATIONS. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS AGREEMENT, UPON CLOSING, SELLER SHALL SELL AND CONVEY TO PURCHASER AND PURCHASER SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS AND DEFECTS". PURCHASER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF SELLER WITH RESPECT TO THE PROPERTY. PURCHASER WILL CONDUCT SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS PURCHASER DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY. EXCEPT AS SPECIFICALLY OTHERWISE WARRANTED OR COVENANTED SPECIFICALLY BY THE SELLER HEREIN, UPON CLOSING, PURCHASER SHALL ASSUME THE RISK THAT THE ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION DEFECTS AND ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, NOT KNOWN BY SELLER AT THE TIME OF THE TRANSACTION, THAT MAY NOT HAVE BEEN REVEALED BY PURCHASER'S INVESTIGATIONS. EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER SPECIFICALLY PROVIDED IN THIS AGREEMENT, PURCHASER, UPON CLOSING, HEREBY WAIVES, RELINQUISHES AND RELEASES SELLER FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT (I.E., NEGLIGENCE AND STRICT LIABILITY)), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COURT COSTS) OF ANY AND EVERY KIND AND CHARACTER, KNOWN AND UNKNOWN, WHICH PURCHASER MIGHT HAVE ASSERTED OR ALLEGED AGAINST SELLER AT ANY TIME BY REASON OF OR ARISING OUT OF ANY CONSTRUCTION DEFECTS, PHYSICAL AND ENVIRONMENTAL CONDITIONS, THE VIOLATION OF ANY APPLICABLE LAWS AND ANY AND ALL OTHER MATTERS REGARDING THE PROPERTY THAT ACCRUE FROM AND AFTER THE DATE OF CLOSING. THE TERMS AND CONDITIONS OF THIS SECTION SHALL EXPRESSLY SURVIVE THE CLOSING AND NOT MERGE THEREIN.

10. Purchaser's Representations, Warranties, and Covenants. Purchaser represents and warrants to Seller the following, as of the date of this Agreement and as of the date of Closing:

A. Purchaser hereby represents, warrants and covenants to Seller that Purchaser is a duly organized and validly existing limited liability company under the laws of the Commonwealth of Virginia, qualified to do business and in good standing; that Purchaser has the power to execute and perform this Agreement; that all necessary consents and approvals from the

Purchaser have been obtained; and that the persons executing this Agreement on behalf of the Purchaser are duly empowered to bind Purchaser to perform its obligations hereunder.

B. Purchaser is purchasing the Property solely in reliance on its own investigation and inspection of the Property and not on any information, representation or warranty provided or to be provided by Seller, its agents, employees, or assigns.

C. None of the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby or compliance with its terms and conditions, violates, conflicts with, results in the breach of or constitutes a default under, is prohibited by, or requires any additional approval under any of the terms, conditions or provisions of Purchaser's certificate of incorporation or code of bylaws, or any other agreement or instrument to which Purchaser is now a party or by which it is bound, or of any order, judgment or decree of any court or governmental authority applicable to Purchaser.

D. Should Purchaser fail to obtain financing for the Project, Purchaser shall deliver written notice to Seller within five (5) business days of Purchaser's receipt of notice thereof.

E. Purchaser acknowledges that Seller is relying upon Purchaser's representations that it has the ability to construct, manage and operate the AHU building, which the Parties agree is the Intended Purpose of the conveyance of the Property. Purchaser covenants and agrees that it will not proceed to Closing until all Financing Contingencies, as set forth in section 8.A(i) – (iii), have been satisfied to the extent that Purchaser will be able to proceed with construction of the Project, unless otherwise mutually agreed upon by the Parties in writing.

11. Expenses, Taxes and Closing Costs. To the extent applicable, all real estate taxes for the Property shall be prorated as of the Closing Date. Seller shall pay for all supplemental taxes (if any) and, unless otherwise exempt, pay for the recording tax imposed upon grantors as to the Deed, the cost of preparation of the Deed, Seller's attorney's fees, and one-half of any costs and fees charged by the Title Company for its escrow services, and expenses of its own attorneys ("Escrow Fees"). Purchaser shall pay all costs incurred in pursuit of the Approvals. Purchaser shall pay all other expenses and Closing costs, including, without limitation, the cost imposed upon grantees as to the Deed, the cost of preparation and recording of any deed of trust, the cost of preparation and recording of the Survey, the cost of preparation and recording of any temporary or permanent Easements, the cost of the Title Commitment and owner's and lender's title insurance policies and associated premiums, the expense of its own attorneys, and one-half of the Escrow Fees.

12. Development and Approvals.

A. Site Plan Approval. Purchaser shall diligently pursue approval of the final site plan for development of the Property for the Intended Purpose, consistent with any rezoning (the "Site Plan"), at Purchaser's sole cost and expense. Purchaser will not agree to any material changes to the Site Plan that would materially affect the Property without Seller's consent, which consent shall not

be unreasonably withheld. The obligation of Purchaser to consummate the purchase and sale of the Property is conditioned upon Purchaser having obtained final approval of the Site Plan.

B. Proffers. The Property is subject to those certain proffers entitled "Manassas Gateway Rezoning #2016-02" (Ordinance #O-2016-12) (the "Proffers"). Following Closing, the Purchaser will become responsible for compliance with the Proffers that apply to the Property or Project.

C. Subdivision Plat Recordation. A subdivision plat that conforms with the requirements of the Project for the Intended Purpose must be mutually agreed upon by the Parties (the "Subdivision Plat"). Such Subdivision Plat must be approved by all local authorities and may be subject to approval by any applicable tax credit investors, VH and applicable project lenders prior to recordation thereof (the "Final Subdivision Plat"). Seller shall be responsible for the cost of preparing and recording said Final Subdivision Plat prior to Closing.

13. Risk of Loss.

The risk of loss or damage to the Property by fire or other casualty prior to Closing shall be on the Seller. If such loss or damage, in the sole opinion of Purchaser, materially and adversely affects the Intended Purpose as of Closing, Purchaser shall be entitled to terminate this Agreement and have the Deposits refunded, together with any interest accrued thereon, and the parties hereto shall have no further obligations or liabilities to one another hereunder. Said election shall be made by Purchaser, if at all, within ten (10) business days following receipt of notice of said loss or damage.

14. Condemnation.

If, prior to Closing, any taking pursuant to the power of eminent domain is proposed or occurs, as to all or any material portion of the Property, or a sale occurs in lieu of condemnation, the Purchaser shall be entitled to elect either to: (i) terminate this Agreement or (ii) proceed to Closing, in which event, all proceeds, awards or other payments arising from any such taking or sale shall be paid to Purchaser without any adjustment of the Purchase Price at Closing. If the Purchaser elects to terminate this Agreement under this Section 14, the Deposits, together with any interest accrued thereon, shall be refunded to the Purchaser and neither Seller nor Purchaser shall have any further obligations or liabilities to one another hereunder.

15. Default.

A. Seller's Default. In the event Seller commits a material breach of this Agreement and fails to sell, transfer and assign the Property to Purchaser, and Purchaser has not committed a material breach of this Agreement, Purchaser may either (a) seek specific performance of the Seller's obligation to convey the Property to Purchaser under this Agreement, or (b) declare this Agreement to be null and void, collect all Deposits and, if Seller's material breach occurs after the expiration of the Feasibility Period, collect reimbursement by Seller of all actual and reasonable out-of-pocket costs incurred by Purchaser in connection with this Agreement following the Effective Date, not to exceed Five Hundred Thousand Dollars (\$500,000.00). Notwithstanding the

foregoing, Seller shall not be deemed in default hereunder unless Seller shall have received written notice by Purchaser of such default and failed to cure such default within fifteen (15) days after receipt of such notice, except with respect to Seller's failure to complete Closing on the date agreed by Seller and Purchaser in which event the cure period shall be ten (10) days.

In the event Purchaser seeks reimbursement pursuant to this Section and Purchaser and Seller disagree as to the amount or reasonableness of the Purchaser's out-of-pocket costs, the Parties agree to jointly seek resolution through mediation.

B. Purchaser's Default. Seller and Purchaser agree that in the event of a default by Purchaser under this Agreement, the damages suffered by Seller will be difficult to ascertain, and that, in the event of a default by Purchaser, Seller's sole and exclusive remedies shall be to obtain from the Title Company the Deposits, together with any interest accrued thereon. Notwithstanding the foregoing, Purchaser shall not be deemed in default hereunder unless Purchaser shall have been given written notice by Seller of such default and failed to cure such default within fifteen (15) days after receipt of such notice, except with respect to Purchaser's failure to complete Closing in which event the cure period shall be ten (10) days.

16. Assignability. This Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of Seller and Purchaser. Neither party shall assign this Agreement without prior written consent of the other party. However, where an assignment is proposed to any Affiliate of Purchaser, no such written consent by Seller shall be required. For the purposes of this Section 16, "**Affiliate**" shall mean any entity that controls, is controlled by, or is under common control with the entity in question, including any entity in which Purchaser holds a minimum of fifty percent (50%) membership interest. The term "**control**" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting securities or otherwise.

17. Exclusivity. From the Effective Date of this Agreement until the earlier of the termination of this Agreement by the parties or the Closing Date, Seller shall not solicit other offers for the Property, market the Property for development of any type, and shall not accept any unsolicited offers to purchase, lease or develop the Property, including without limitation any offers that would serve as a "back up" purchase contract to this Agreement, and shall discontinue all discussions with other parties expressing an interest in acquiring the Property or any part thereof.

18. Agents and Brokers. Seller and Purchaser each represent and warrant that neither of them dealt with or consulted with any broker or agent, real estate or otherwise, with regard to this Agreement or the transactions contemplated hereby, and each party hereto agrees to indemnify and hold harmless the other party from all liability, expense, loss, cost or damage, including reasonable attorneys' fees, that may arise by reason of any claim, demand or suit of any agent or broker arising out of the facts constituting a breach of the representations and warranties in this Section 18.

19. Notices. Any notice, request or demand required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed sufficiently given if, delivered by

messenger at the address of the intended recipient, sent postage prepaid by Federal Express (or a comparable guaranteed overnight delivery service), sent via electronic mail or deposited in United States First Class mail (registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the intended recipient's address set forth below, or at such other address as the intended recipient may have specified by written notice to the sender given in accordance with the requirements of this Section. Any such notice, request or demand so given shall be deemed given on the date delivered by messenger at the specified address, the date sent via electronic mail or on the day of deposit, with a guaranteed overnight delivery service or in the United States mail, as the case may be:

To Purchaser: Good Housing VA LLC
1818 Library Street, Suite 500
Reston, Virginia 20190
Attn: John Pellerito
Email: john.pellerito@goodhousingva.com

With a Copy to: Alexander C. Graham, Jr., Esq.
Williams Mullen
200 South 10th Street, Suite 1600
Richmond, Virginia 23219
Phone: (804) 420-6458
E-mail: sgraham@williamsmullen.com

To Seller: Steve Burke
City Manager
9027 Center Street
Manassas, VA 20110
Phone: (703) 257-8212
Email: sburke@ci.manassas.va.us

With a Copy to: S. Craig Brown
City Attorney
9027 Center Street
Manassas, VA 20110
Phone: (703) 257-8208
Email: cbrown@ci.manassas.va.us

20. Entire Agreement. This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the parties and may not be modified or changed except by written instrument executed by the parties.

21. Headings. Headings used in this Agreement are used for convenience only

and shall not be considered when construing this Agreement.

22. Possession. Full and exclusive possession of the Property shall be delivered at Closing, free and clear of any tenancies, liens or encumbrances.

23. Business Days. If any action is required under the provisions of this Agreement to occur by a date that is a Saturday, Sunday or legal holiday, such date shall be extended to the first day thereafter that is not a Saturday, Sunday or legal holiday.

24. Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be required. It shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart. It shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind each party, appear on one or more such counterparts. All counterparts shall collectively constitute a single agreement.

25. Severability. If any term, covenant or condition of this Agreement, or the application thereof to any person or circumstance, shall to any extent be judicially determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

[Signatures to follow]

[Signature Page to Agreement for Purchase and Sale for Real Estate]

WITNESS the following signatures:

SELLER:

City of Manassas

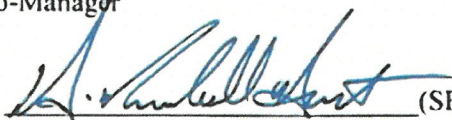
By:  (SEAL)

[Signature Page to Agreement for Purchase and Sale for Real Estate]

PURCHASER:

Good Housing VA LLC,
a Virginia limited liability company

By: Hart Properties VA, LLC,
a Virginia limited liability company
Its Co-Manager

By:  (SEAL)
Name: G. Kimball Hart
Title: Manager

By: Cypress Real Estate Company LLC,
a Virginia limited liability company
Its Co-Manager

By:  (SEAL)
Name: John T. Pellerito
Title: Managing Member

Title Company, as escrow agent, executes this Agreement to acknowledge and agree to hold and disburse the Deposits in accordance with the terms and provisions of this Agreement.

TITLE COMPANY:

SAFE HARBOR TITLE COMPANY, LLC

By: *Candace Winston*

Name: Candace Winston

Title: Commercial Settlement Officer

Initial Address for Notices:
4900 Augusta Avenue
Suite 150
Richmond, VA 23230
Attention: Candace M. Winston
Phone: (804) 282-2329 ext. 111
Email: cwinston@safeharbortc.com

EXHIBIT A

The Landing at Cannon Branch – Good Housing VA Property

[Attached]

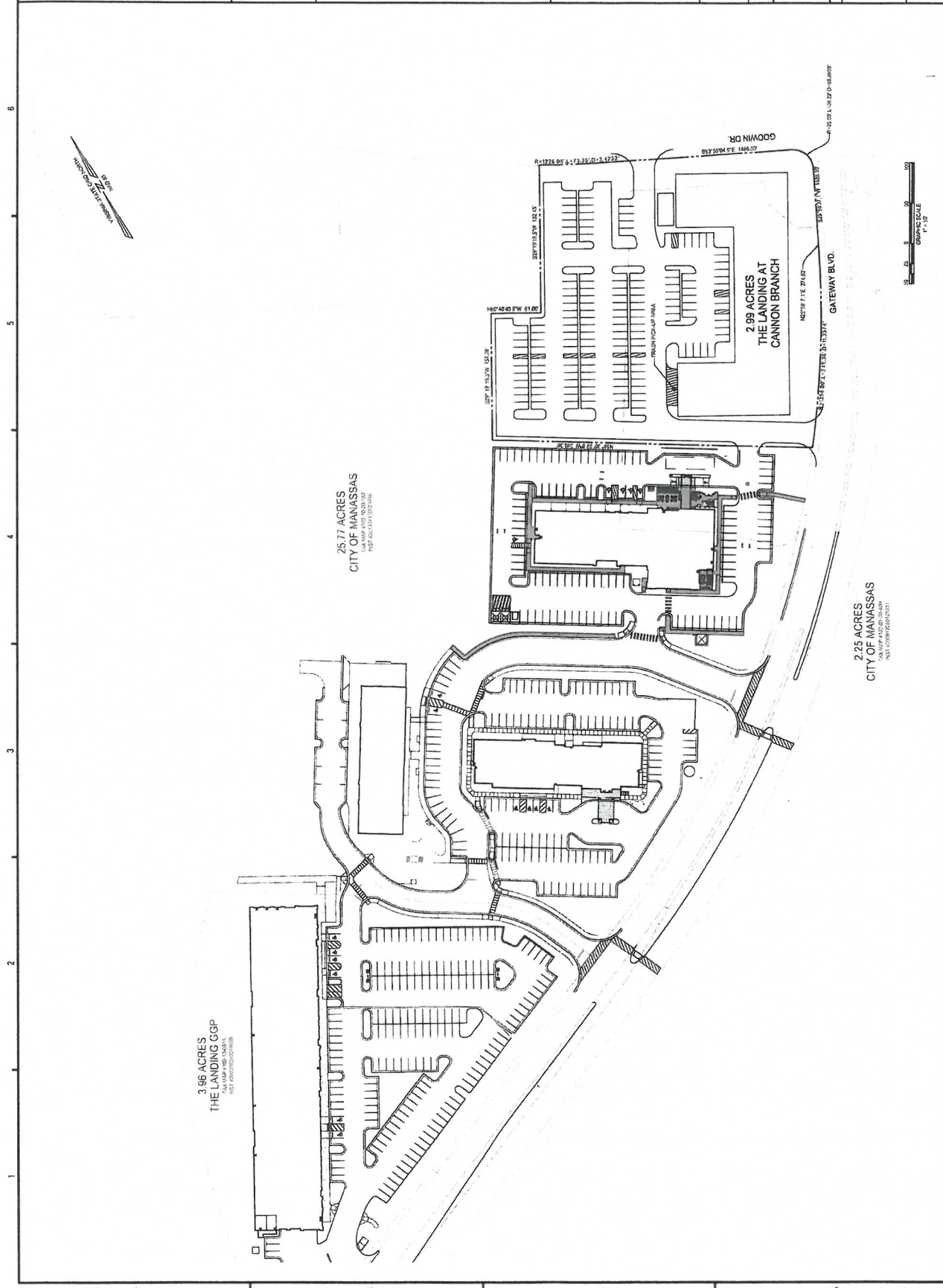
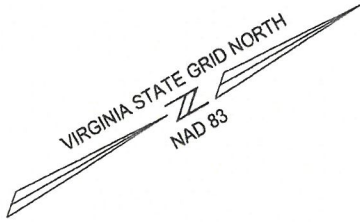


EXHIBIT B

Exhibit Showing Boundary Line Adjustment and Subdivision
of the Property of City of Manassas

[Attached]



CITY OF MANASSAS
10500 GATEWAY BOULEVARD
EXISTING PARCEL ACREAGE
= 25.77 ACRES OR
1,122,337 SQUARE FEET
TAX MAP #102-10-00-1B2
INST #201904120023496

CITY OF MANASSAS
9800 GODWIN DRIVE
EXISTING PARCEL ACREAGE
= 2.25 ACRES OR
98,010 SQUARE FEET
TAX MAP #102-01-00-40H
INST #200912280121851

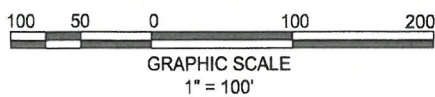
1.31 ACRES OR
57,214 SQUARE FEET
TAKEN FROM 10500 GATEWAY
BOULEVARD AND CONVEYED TO
GOOD HOUSING VA, LLC

1.68 ACRES OR
73,043 SQUARE FEET
TAKEN FROM 9800 GODWIN DRIVE
AND CONVEYED TO GOOD HOUSING
VA, LLC

"LIHTC PARCEL"

GODWIN DR.

GATEWAY BLVD.



19 Culpeper St. Suite #2
Warrenton, VA 20186 P 703.273.6820
engineering • surveying • land planning

EXHIBIT SHOWING BOUNDARY LINE
ADJUSTMENT AND SUBDIVISION OF
THE PROPERTY OF CITY OF
MANASSAS

CITY OF MANASSAS

DESIGN: TT
DRAWN: AA
CHECKED: TT
DATE: 11/10/2025

SCALE: 1"=100'

SHEET:

1 OF 1

324

Real Estate Tax
Assessment

Owner	CITY OF MANASSAS
Parcel ID	35456
Bill Year	2026

Assessment Values					Gross Assessment
Land					\$2,940,500.00
Building					\$1,256,300.00
Total					\$4,196,800.00

	Class	Description	Area	Deferments	Net Assessment
LAND	550	EXEMPT	2.2500 Acres	\$0.00	\$2,940,500.00
BUILDING	550	EXEMPT	0.0000 Acres	\$0.00	\$1,256,300.00
Total					\$4,196,800.00

Real Estate Tax

View Bill	
As of	5/27/2026
Bill Year	2026
Bill	302438
Owner	CITY OF MANASSAS
Parcel ID	35456

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/5/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	6/5/2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tab F:

RESNET Rater Certification (MANDATORY)

Virginia Housing LIHTC Submission Report – HERS Assessment and Tab F
RESNET Rater Certification of Development Form

Cannon Branch Apartments *in Manassas, VA*



Submitted and prepared for:
Green Street Housing

Joe Buckley
212 E Main Street, Suite 200
Salisbury, MD 21804
joe@greenstreethousing.com

Submitted and prepared by:
Dominion Due Diligence Group (D3G)

Kevin Robicheau, HERS Rater, NGBS Verifier
Phone: 804-380-3924
Email : k.robicheau@d3g.com

June 9, 2025

Joe Buckley
212 East Main Street, Suite 200
Salisbury, MD 21804

RE: Home Energy Rating (HERS) Report
D3G Project #2026-001081
Cannon Branch Apartments
9800 Godwin Drive, Manassas, VA 20110

Mr. Buckley,

Dominion Due Diligence Group (D3G) respectfully submits this Home Energy Rating System (HERS) report to show the preliminary and proposed HERS Index for Cannon Branch Apartments.

Scope of Work:

D3G has provided the following services for this report:

1. Comprehensive review of all design documentation (e.g., construction drawings and specifications) required to perform accurate building energy simulation modeling.
2. Conducted Site inspection and Initial Diagnostic Testing Services on Sampled Units (e.g., Blower Door Infiltration and Duct Leakage testing).
3. Energy simulation models were generated to capture subject properties' total annual energy consumption, including all fuel sources, and provide a HERS index.
4. Organize results into a usable, summarized final report for the Virginia LIHTC application submission.

Property Description	
Estimated construction year	2028
The primary function of property	Multifamily Housing
Other property usage types (i.e., retail, restaurants, etc.)	N/A
Number of buildings	1
Number of dwelling units	100
Number of bedrooms	164
Gross Floor Area – Dwelling units	90,473

Energy Efficiency Threshold			
Projected HERS Scores			
Unique unit types (modeled worst-case & orientation)	Current worst-case HERS modeled from plans	HERS required for ENERGY STAR v1.1 certification	Unit count
Type A1 1 bedroom / 1 bathroom	70	TBD	23
Type A2 1 bedroom / 1 bathroom	67	TBD	9
Type A3 1 bedroom / 1 bathroom	70	TBD	1
Type A4 1 bed / 1 bathroom	72	TBD	3
Type B1 2 bed / 2 bathrooms	70	TBD	42
Type B2 2 bed / 2 bathrooms	69	TBD	7
Type B3 2 bedrooms / 2 bathrooms	69	TBD	12
Type B4 2 bedrooms / 2 bathrooms	64	TBD	3
Note—HERS scores are determined by separating all unique unit types and building energy models to identify the worst HERS score for each unit orientation. The worst-case HERS score is the one against which all units of the same type will be compared in the proposed improvement scope. This ensures that all units, regardless of orientation, will meet the HERS target. Where the target HERS score or HERS reduction percentage is not met, improvements to the building's thermal envelope or HVAC system efficiency must be made to lower the score and meet the required threshold.			

Energy Modeling Inputs			
Building Envelope			
Building Component	Current Conditions	Proposed Improvement for ENERGY STAR v1.1	Notes
Concrete Slabs	R-15 rigid insulation installed 2' horizontally underneath the slab	TBD	
Exterior Wall Assemblies	Fiber cement board and stone veneer exterior over structural R-3 sheathing, 16" o.c. – R-21 batts, grade 1 installation quality	TBD	

Building Envelope Continued			
Building Component	Current Conditions	Proposed Improvement for ENERGY STAR v1.1	Notes
Windows	U-value to be a minimum of 0.28, and SHGC to be minimum 0.29	TBD	
Doors	1-3/4" insulated steel doors, assemblies are adiabatic	TBD	
Ceiling	R-30 continuous rigid insulation, U-0.029	TBD	
Mechanical Systems, Appliances, Lighting, Infiltration, and Mechanical Ventilation (Dwelling Units)			
Dwelling Unit – Heating and Cooling	Carrier 27SCA5 series air source heat pumps with efficiencies in the range of 14.5 SEER2 and 7.5 HSPF2	TBD	
HVAC Controls - Thermostats	7-day programmable	TBD	
Dwelling Unit Ventilation	Aircycle G1 or April Aire 8126x indicated in the plans	TBD	
Dehumidification	None	TBD	
Dwelling Unit Water Heating	40- & 50-gallon electric storage tanks, .89 & .93 UEF	TBD	
Dwelling Unit Kitchen Appliances & Fans	ENERGY STAR GE GDT225SGL Whirlpool WRS335SDHB	✓	
Dwelling Unit Laundry Appliances	ENERGY STAR GE GFW550SSN & GFD55ESSN	✓	
Dwelling Unit Lighting	100% LED throughout	✓	
Dwelling Unit Fixtures	1.75 gpm showerheads 1.2 gpm lavatories 1.28 gpf water closets	✓	
Building Envelope Air Tightness	5.0 ACH50 maximum allowance across all units	TBD	
Duct leakage	8 CFM per 100 sq. ft. CFA maximum allowance across all units	TBD	

Disclaimer and Limitations

- As the HERS and NGBS inspector, D3G has no authority to award the certification to the project. The authority to certify the project belongs to the certifying entity.
- While certification will comply with many code requirements, a Rater is not responsible for ensuring that all code requirements have been met before accreditation. If a code requirement, a manufacturer's installation instructions, or an engineering document conflicts with the program's requirement (e.g., slab insulation is prohibited from allowing visual access for termite inspections), the conflicting requirement within these requirements shall not be met. Certification shall be permitted only if the Rater has determined that no equivalent option can meet the conflicting requirement (e.g., switching from exterior to interior slab-edge insulation).
- Certification depends on the Client's compliance with all mandatory program requirements. Without 100% compliance, D3G does not warrant the project's final certification.
- D3G's consulting role is advisory. D3G will guide the selection of materials, methods, and strategies to satisfy program requirements. The client assumes full responsibility for the final design, material selection, and system installation.
- Energy modeling, inspections, testing, and other services provided by D3G should not be interpreted as a guarantee of warranty of building durability or energy performance. Through the building program documentation and onsite inspections, D3G certifies that the information in the submitted documents is accurate and consistent with the ASNH Requirements.
- The professional services rendered by D3G are for the client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not represent that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive of all others, and D3G shall not be liable because of contrary opinions or interpretations of clients or governmental or regulatory agencies.

Sincerely,



Kevin Robicheau, HERS Rater, NGBS Verifier

Appendix:

A: HERS summaries by unit type

B: Signed Tab F form

A: HERS Summaries by unit type

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dxVjAKm2

HERS® Index Score:

70

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$585

*Relative to an average U.S. home

Home:
9800 Godwin Drive
Manassas, VA 20110

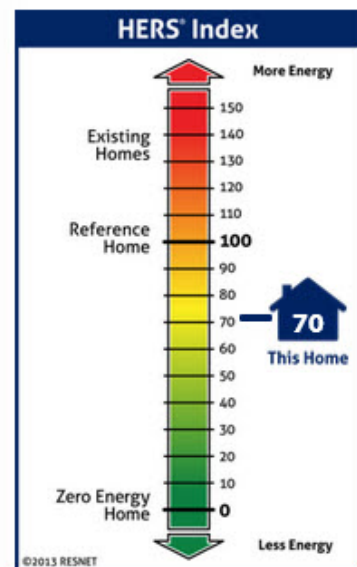
Builder:
TBD

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	\$178
Cooling	1.1	\$46
Hot Water	8.0	\$322
Lights/Appliances	13.0	\$523
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	26.6	\$1,069

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0
2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	A1 - Base, Alt-1, HC - LL
Community:	Cannon Branch Apartments
Conditioned Floor Area:	696 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.89 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.98 ACH50)
Ventilation:	100 CFM • 348 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: D3G
201 Wylderoose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater
Date: 6/8/26 at 4:57 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: dGK6ONld

HERS® Index Score:

67

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$726

*Relative to an average U.S. home

Home:

9800 Godwin Drive
Manassas, VA 20110

Builder:

TBD

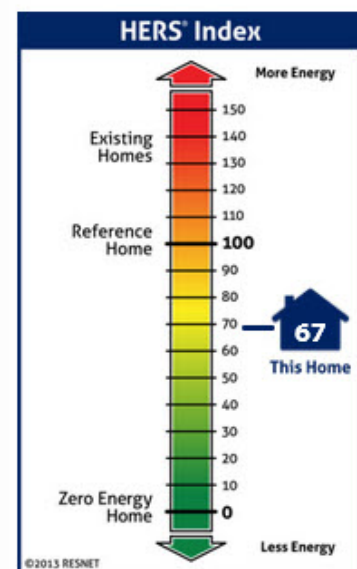
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.9	\$236
Cooling	1.3	\$51
Hot Water	7.9	\$316
Lights/Appliances	13.3	\$533
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	28.2	\$1,135

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	A2
Community:	Cannon Branch Apartments
Conditioned Floor Area:	787 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.89 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 2.54 ACH50)
Ventilation:	100 CFM • 348 Watts (Default) • Air Cycler (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau

RESNET ID: 8611030

Rating Company: D3G

201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater

Date: 6/8/26 at 4:55 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: d4Kp7WWL

HERS® Index Score:

70

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$585

*Relative to an average U.S. home

Home:

9800 Godwin Drive
Manassas, VA 20110

Builder:

TBD

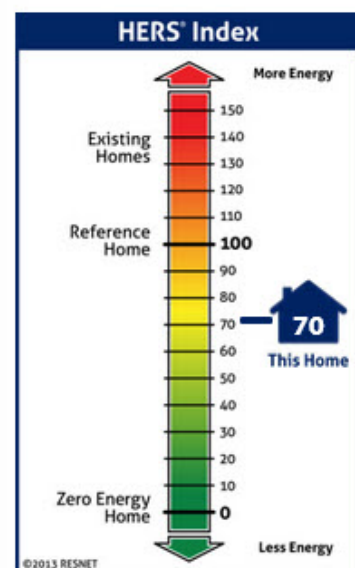
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	\$168
Cooling	1.1	\$46
Hot Water	7.9	\$318
Lights/Appliances	13.2	\$532
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	26.5	\$1,064

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	A3
Community:	Cannon Branch Apartments
Conditioned Floor Area:	750 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.89 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.64 ACH50)
Ventilation:	100 CFM • 348 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau

RESNET ID: 8611030

Rating Company: D3G

201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater

Date: 6/8/26 at 4:54 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: vjgMQYG2

HERS® Index Score:

72

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$518

*Relative to an average U.S. home

Home:
9800 Godwin Drive
Manassas, VA 20110

Builder:
TBD

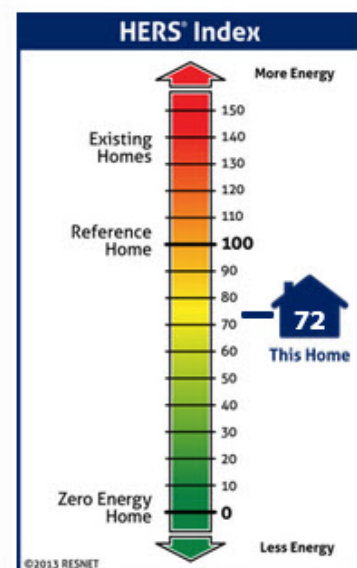
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.0	\$162
Cooling	0.2	\$9
Hot Water	8.1	\$325
Lights/Appliances	13.1	\$525
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	25.4	\$1,021

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	A1 - Base, A4a
Community:	Cannon Branch Apartments
Conditioned Floor Area:	682 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.3 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.89 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.83 ACH50)
Ventilation:	100 CFM • 348 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R-13
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: D3G
201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater
Date: 6/8/26 at 4:53 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: L7ExXnBv

HERS® Index Score:

70

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$796

*Relative to an average U.S. home

Home:
9800 Godwin Drive
Manassas, VA 20110

Builder:
TBD

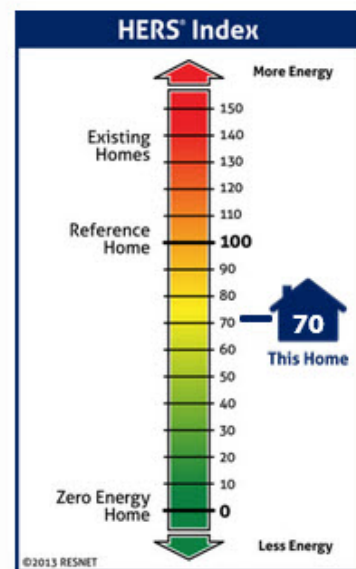
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.2	\$250
Cooling	1.4	\$54
Hot Water	8.4	\$339
Lights/Appliances	17.2	\$693
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	33.2	\$1,336

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	B1 - Alt-1, Alt-2, Alt-3, HC
Community:	Cannon Branch Apartments
Conditioned Floor Area:	991 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.97 ACH50)
Ventilation:	100 CFM • 436.93 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: D3G
201 Wylderoose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater
Date: 6/8/26 at 4:50 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: vyzjY7G2

HERS® Index Score:

69

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$778

*Relative to an average U.S. home

Home:
9800 Godwin Drive
Manassas, VA 20110

Builder:
TBD

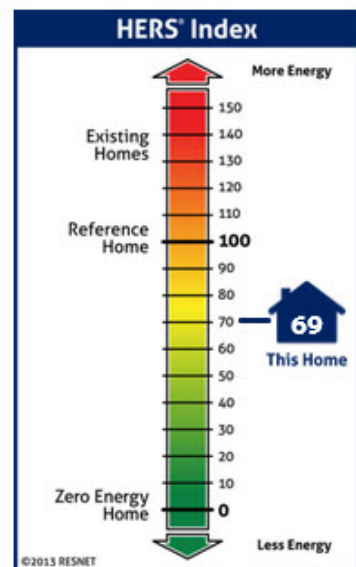
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.5	\$222
Cooling	1.3	\$51
Hot Water	8.4	\$339
Lights/Appliances	17.3	\$694
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	32.5	\$1,307

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	B2
Community:	Cannon Branch Apartments
Conditioned Floor Area:	984 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 1.75 ACH50)
Ventilation:	100 CFM • 436.93 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: D3G
201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater
Date: 6/8/26 at 4:49 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: dmQlZB6d

HERS® Index Score:

69

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$986

*Relative to an average U.S. home

Home:
9800 Godwin Drive
Manassas, VA 20110

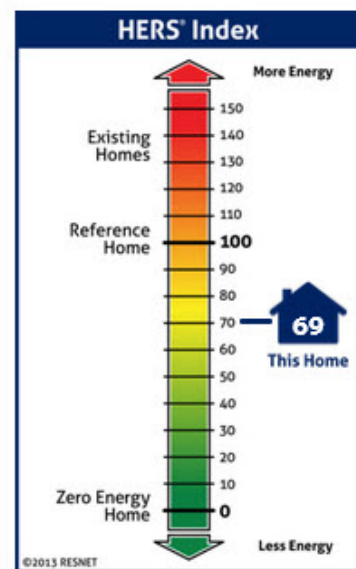
Builder:
TBD

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.3	\$333
Cooling	1.6	\$64
Hot Water	8.2	\$331
Lights/Appliances	17.6	\$708
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	35.7	\$1,436

This home meets or exceeds the criteria of the following:

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	B3 - Base, Alt-1
Community:	Cannon Branch Apartments
Conditioned Floor Area:	1,145 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 5.00 ACH50)
Ventilation:	100 CFM • 436.93 Watts (Default) • Air Cycler (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: D3G
201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater
Date: 6/8/26 at 4:46 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date:

Registry ID:

Ekotrope ID: vD78zD5d

HERS® Index Score:

64

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings*

\$1,124

*Relative to an average U.S. home

Home:

9800 Godwin Drive
Manassas, VA 20110

Builder:

TBD

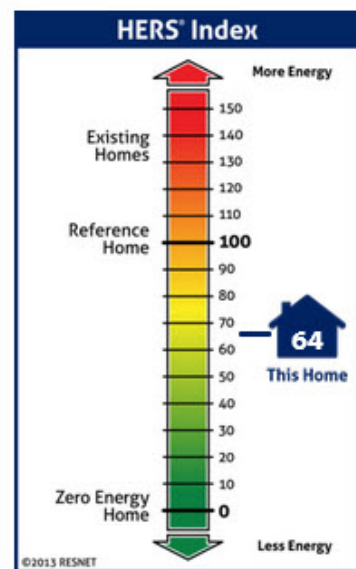
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	9.4	\$377
Cooling	1.5	\$62
Hot Water	8.2	\$332
Lights/Appliances	17.9	\$721
Service Charges		\$0
Generation (e.g. Solar)	0.0	\$0
Total:	37.1	\$1,492

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	B4
Community:	Cannon Branch Apartments
Conditioned Floor Area:	1,130 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	5 ACH50 (Adjusted Infiltration: 3.08 ACH50)
Ventilation:	100 CFM • 436.93 Watts (Default) • Air Cyclor (CFIS)
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof / Exposed Exterior, R-31
Window Type:	U-Value: 0.29, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau

RESNET ID: 8611030

Rating Company: D3G

201 Wylderose Drive Midlothian, VA. 23113
804.3803924

Rating Provider: Assured Precision



Kevin Robicheau, Certified Energy Rater

Date: 6/8/26 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.2.2.3876

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

B: Signed Tab F form



Appendix F

RESNET Rater Certification of Development Plans

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP).

If the plans and specifications do not include requirements to meet the QAP baseline energy performance, those requirements still must be met, even though the application is accepted for credits.

***Please note that this may make the Application ineligible for credits. The Requirements apply to any new, adaptive reuse, or rehabilitated development (including those serving elderly and/or physically disabled households).

In addition, provide HERS rating documentation as specified in the manual.

- ☒ **New Construction** – EnergyStar Certification
The development's design meets the criteria for the EnergyStar Certification. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide EnergyStar Certification to Virginia Housing.
- ☐ **Rehabilitation** – 30% performance increase over existing, based on HERS index.
Or, it must provide evidence of a HERS Index of 80 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.
- ☐ **Adaptive Reuse** – Must provide evidence of a HERS index of 95 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.

Additional Optional Certification

I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am an accredited verifier of said certification. If the plans and specifications do not include requirements to obtain the certification, those requirements must still be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide Certification to Virginia Housing.

- ☐ **Earthcraft Certification** - The development's design meets the criteria to obtain Earthcraft Multifamily program gold certification or higher.
- ☐ **LEED Certification** - The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.
- ☐ **National Green Building Standard (NGBS)** - The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification

Enterprise Green Communities—The development's design meets the requirements stated in the Enterprise Green Communities Criteria for this development's construction type to obtain certification.

Please Note Raters must have completed 500+ ratings to certify this form

	Kevin Robicheau	6/2/2026
RESNET Rater Signature	Printed Name	Date
	Jamie L. Dovell	
RESNET Provider Agency	Provider Contact Name	
Contact Signature	Info@assuredprecision.com	703.991.3421
	Email	Phone
Cannon Branch Apartments		
Development Name		

Tab G:

Zoning Certification Letter (MANDATORY)



Zoning Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official **at least three weeks in advance of the application deadline** to ensure adequate time for review and approval

General Instructions:

1. The Local Certification section **must** be completed by the appropriate local official or Civil Engineer.
2. The Engineer **must** be registered in the Commonwealth of Virginia.
3. 'Development Description' should be provided by the Owner.
4. 'Development Address' should correspond to I.A.2 on page 1 of the application.
5. 'Legal Description' should correspond to the site control document in the application.
6. 'Proposed Improvements' should correspond with I.B & D and III.A of the application.
7. 'Other Descriptive Information' should correspond with the information in the application.
8. Any change in this Certification may result in disqualification of the application.

If you have any questions, please contact the Tax Credit Allocation Department at:

taxcreditapps@virginiahousing.com

Zoning Certification

DATE: May 27, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: ZONING CERTIFICATION

Name of Development:	Cannon Branch Apartments
Name of Owner/Applicant:	Cannon Branch Apartments, LLC
Name of Seller/Current Owner:	City of Manassas

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely to confirm proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely to determine whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credit.

DEVELOPMENT DESCRIPTION:

Development Address:

9800 Godwin Dr, Manassas, VA 20110

Leal Description:

Approximately 3.09 acres located in the City of Manassas, Virginia,
improved with a 11,102 sq. ft. vacant office building, being a subdivided portion of tax map parcels
#102-01-00-1B3 and 102-01-00-40H1, subject to Manassas Gateway Rezoning
#2016-02 (Ordinance #O-2016-12).

Proposed Improvements:

Construction

New Construction:	# Units	100	# Buildings	1	Total Floor Area	108,960
Adaptive Reuse	# Units		# Buildings		Total Floor Area	
Rehabilitation:	# Units		# Buildings		Total Floor Area	

Zoning Certification, cont'd

Current Zoning: PMD (Planned Mixed Development) allowing a density of NA units per acre, and the following other applicable conditions: Per REZ #2016-2 Manassas Gateway, residential development shall not exceed 500 residential units.

Other Descriptive Information:

LOCAL CERTIFICATION:

Check one of the following a appropriate:



The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.



The development described above is approved for non-conforming use. To the best of my knowledge, there are no zoning violations outstanding on this property, and no further zoning approvals and/or special use permits are required.

Chris Lemon, PE

Signature

Chris Lemon, PE

Digitally signed by Chris Lemon, PE
DN: cn=Chris Lemon, o=Owens Corning Fiberglas Corp, ou=Owens Corning Fiberglas Corp, cn=Chris Lemon, PE
Reason: I am approving this document
Date: 2025.05.29 07:50:13-04'00'

Printed Name

Project Executive

Title of Local Official or Civil Engineer

(703) 334-5652

Phone

May 29, 2026

Date

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at

taxcreditapps@virginiahousing.com.

Tab H:

Attorney's Opinion (MANDATORY)

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

July 1, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (30% present value credits to be paired with Tax-exempt bonds)

Name of Development: Cannon Branch Apartments
Name of Owner: Cannon Branch Apartments, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated July 1, 2026 (of which this opinion is a part) (the “**Application**”) submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits (“**Credits**”) available under Section 42 of the Internal Revenue Code of 1986, as amended (the “**Code**”). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the “**Regulations**”).

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in the Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.
3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.
5. Based solely upon my review of (i) the Applicant’s operating agreement; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant’s Principals which I deemed necessary to issue this Opinion (none of which are attached

July 1, 2026
Page 2

to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen



By: _____
Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's operating agreement; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion or included within this Exhibit), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	Thomas J. Ayd, Jr.	Operating Manager of GSH Partners II, LLC, the Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC
2	G. Kimball Hart	Manager of Hart Properties VA LLC, Co-Manager of Good Housing VA LLC, Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC
3	John T. Pellerito	Managing Member of Cypress Real Estate Company LLC, Co-Manager of Good Housing VA LLC, Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

~~{Insert Date}~~
July 1, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (30% present value credits to be paired with
Tax-exempt bonds)

Name of Development: Cannon Branch Apartments
Name of Owner: Cannon Branch Apartments, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated July 1, 2026 (of which this opinion is a part) (the “**Application**”) submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits (“**Credits**”) available under Section 42 of the Internal Revenue Code of 1986, as amended (the “**Code**”). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the “**Regulations**”).

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in the Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

~~2. {Select One}~~

2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

~~OR~~

~~Assuming that you designate the buildings in the Development as being in a difficult development area pursuant to Code Section 42(d)(5)(B)(v), the calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.~~

~~3. {Select One}~~

3. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.

OR

~~The information set forth in the Unit Details section of the Application form as to proposed rents exceeds the Code rent restrictions; however, the Development will satisfy all applicable requirements of the Code and Regulations due to subsidies such that no tenant will pay rents in excess of what is dictated by the Code and Regulations.~~

4. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application.

5. Based solely upon my review of (i) the Applicant's ~~[operating agreement/ partnership agreement]~~; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

~~6. [Delete if inapplicable] The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low income housing.~~

~~7. [Delete if inapplicable] The nonprofit organizations' ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.~~

~~8. [Delete if inapplicable] It is more likely than not that the representations made in the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.~~

~~9. [Delete if inapplicable] After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code §42(d)(2)(B) are not correct.~~

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of

avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen

(Add)



By:

Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's ~~{operating agreement/
partnership agreement}~~; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion or included within this Exhibit), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	<u>Thomas J. Ayd, Jr.</u>	<u>Operating Manager of GSH Partners II, LLC, the Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC</u>
2	<u>G. Kimball Hart</u>	<u>Manager of Hart Properties VA LLC, Co-Manager of Good Housing VA LLC, Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC</u>
3	<u>John T. Pellerito</u>	<u>Managing Member of Cypress Real Estate Company LLC, Co-Manager of Good Housing VA LLC, Co-Manager of Cannon Branch Apartments MM, LLC, sole member/manager of Cannon Branch Apartments, LLC</u>
4		
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Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

NOTE: The following documents need not be submitted unless requested by Virginia Housing:

- Nonprofit Articles of Incorporation
- IRS Documentation of Nonprofit Status
- Joint Venture Agreement (if applicable)
- For-profit Consulting Agreement (if applicable)

This deal does not require
information behind this tab.

Tab J:

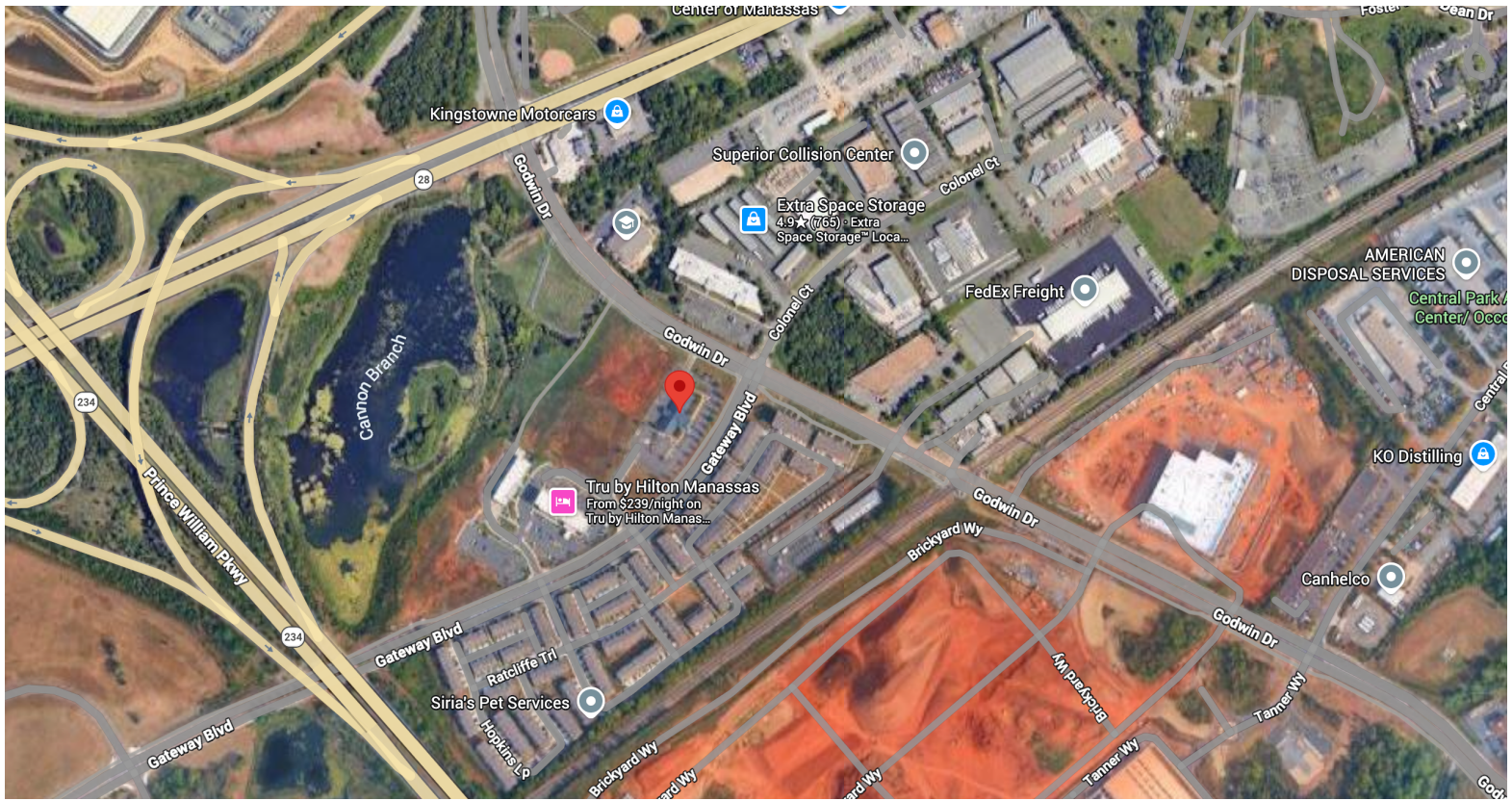
Relocation Plan and Unit Delivery Schedule
(MANDATORY-Rehab)

This deal does not require
information behind this tab.

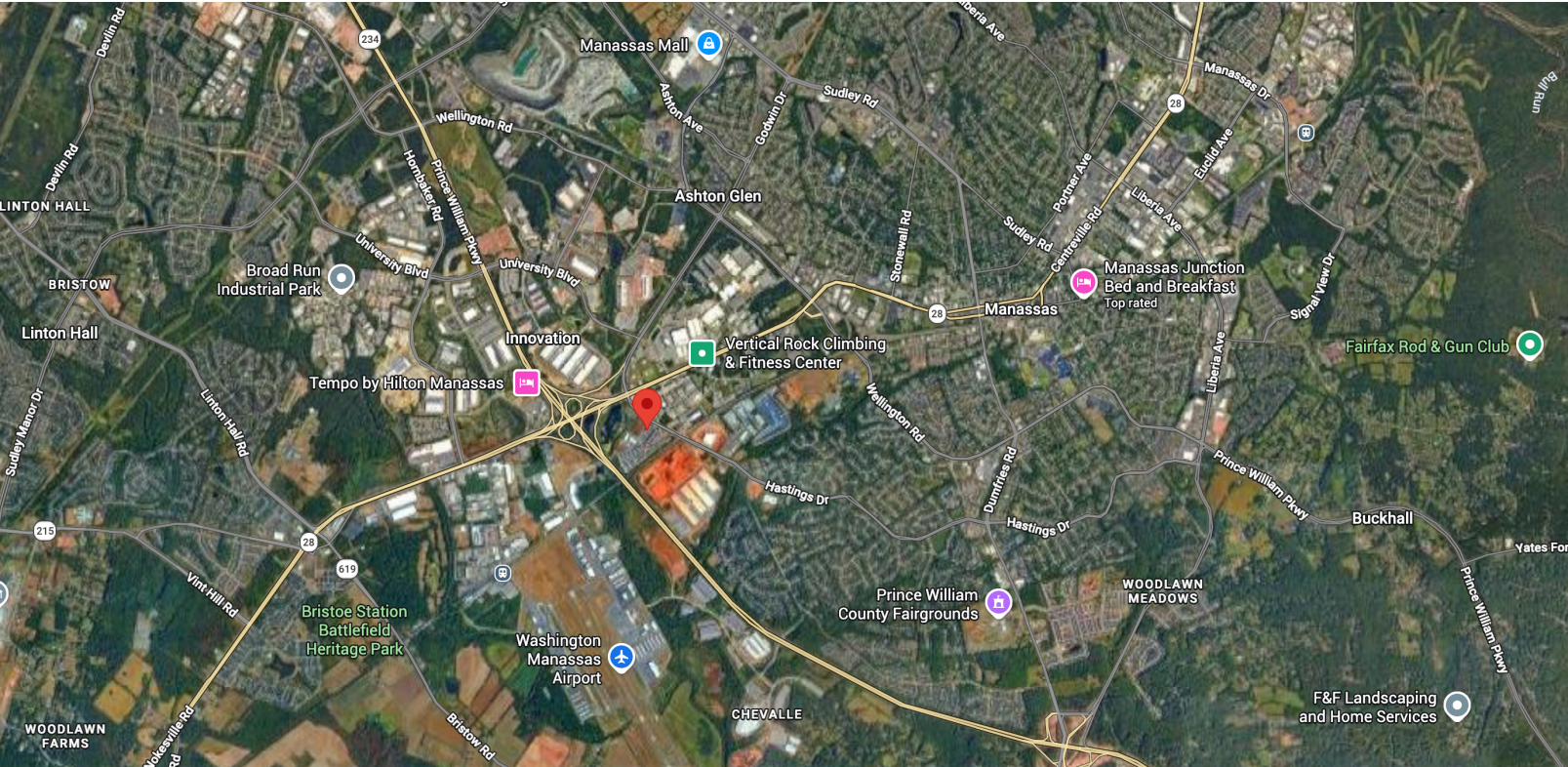
Tab K:

Documentation of Development Location:

Local View Cannon Branch Apartments



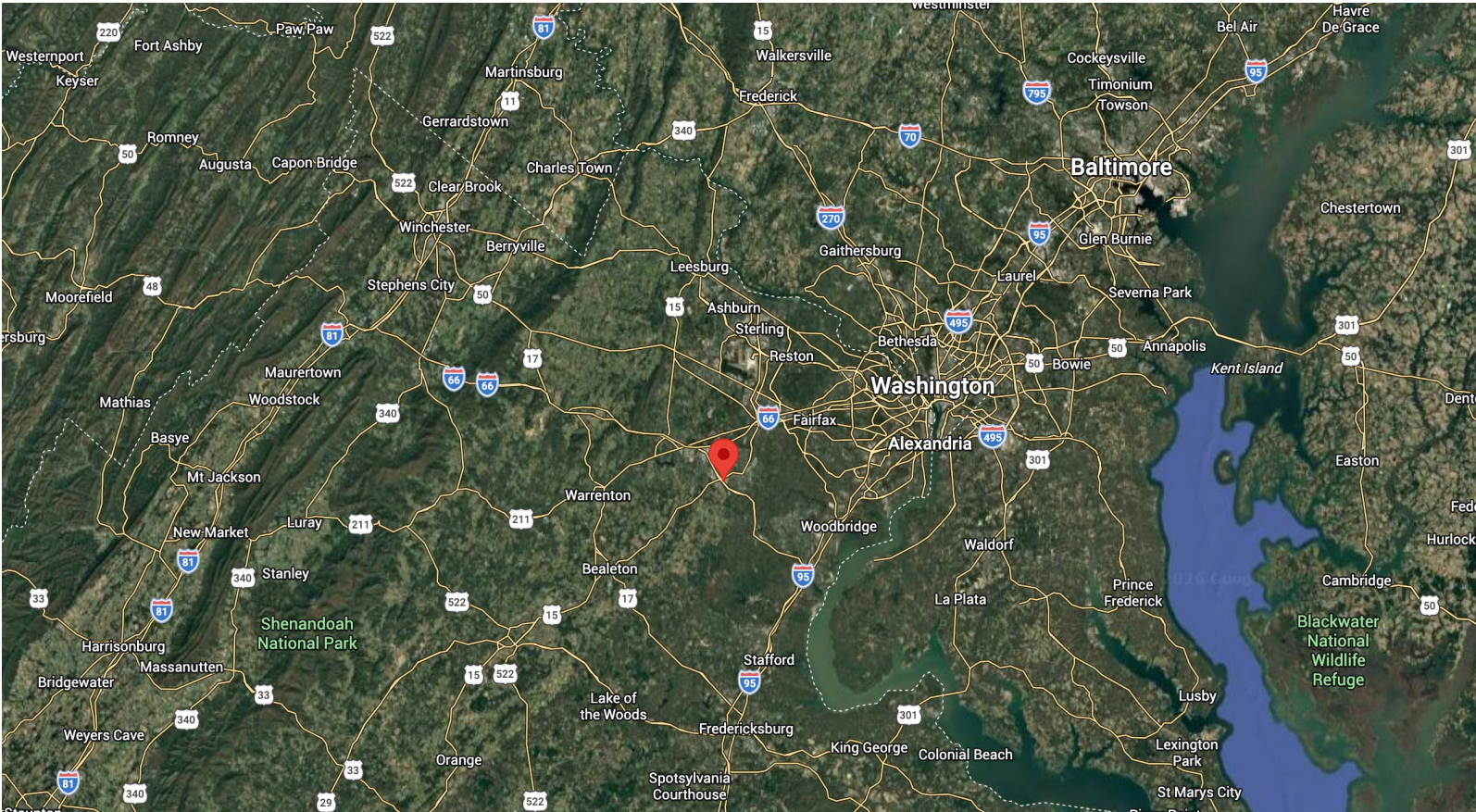
City View Cannon Branch Apartments



State View

Cannon Branch

Apartments



Tab K.1

Revitalization Area Certification

This deal does not require
information behind this tab.

Tab K.2

Surveyor's Certification of Proximity to
Public Transportation using Virginia
Housing template

This deal does not require
information behind this tab.

Tab L:

PHA / Section 8 Notification Letter



PHA or Section 8 Notification Letter

If you have any questions, please contact the Tax Credit Department at taxcreditapps@virginiahousing.com.

General Instructions

1. Because of conflicting program requirements regarding waiting list procedures, this letter is not applicable to those developments that have 100% project-based Section 8 or project-based vouchers.
2. This PHA or Section 8 Notification letter (or proof of delivery to the correct PHA/Section 8 Administrator) must be included with the application.
3. 'Development Address' should correspond to the application.
4. 'Proposed Improvements' should correspond with the application.
5. 'Proposed Rents' should correspond with the application.
6. 'Other Descriptive Information' should correspond with information in the application.

NOTE: Any change to this form letter may result in a reduction of points under the scoring system.

PHA or Section 8 Notification Letter

Date: June 10, 2026

To: Mr. Steve Burke - City Manager's Office
City Hall, 9027 Center St.
Manassas, VA 20110

Re: Proposed Affordable Housing Development

Name of Development: Cannon Branch Apartments

Name of Owner: Cannon Branch Apartments, LLC

I would like to take this opportunity to notify you of a proposed affordable housing development to be completed in your jurisdiction. We are in the process of applying for federal low-income housing tax credits from Virginia Housing. We expect to make a representation in that application that we will give leasing preference to households on the local PHA or Section 8 waiting list. Units are expected to be completed and available for occupancy beginning on May 1, 2028 (date).

The following is a brief description of the proposed development:

Development Address: 9800 Godwin Dr, Manassas, VA

Proposed improvements:

New Construction:	# Units	<u>100</u>	# Buildings	<u>1</u>
Adaptive Reuse	# Units	_____	# Buildings	_____
Rehabilitation:	# Units	_____	# Buildings	_____

Average Proposed Rents:

Efficiencies:	\$ _____ / month
1 Bedroom Units:	\$ <u>\$1,706</u> / month
2 Bedroom Units:	\$ <u>\$2,024</u> / month
3 Bedroom Units:	\$ _____ / month
4 Bedroom Units:	\$ _____ / month

Other Descriptive Information:

Cannon Branch Apartments will be a 100% affordable new construction
community in Manassas, VA. The community will offer residents a plethora of amenities
including a tot-lot, community center, fitness center, and more.

PHA or Section 8 Notification Letter

We Appreciate your assistance with identifying qualified tenants.

If you have any questions about the proposed development, please call me at 443-783-8010.

Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours.

Name Chase Powell

Title Director of Development

To be completed by the Local Housing Authority or Sec 8 Administrator:

Seen and acknowledged by: 

Printed Name: Steve Burke

Title: City Manager

Phone: 703-257-8212

Date: 06/11/2026

Tab M:

Intentionally Blank

This deal does not require
information behind this tab.

Tab N:

Homeownership Plan

This deal does not require
information behind this tab.

Tab O:

Plan of Development Certification Letter

This deal does not require
information behind this tab.

Tab P:

Zero Energy or Passive House documentation for
prior allocation by this developer

This deal does not require
information behind this tab.

Tab Q:

Documentation of Rental Assistance, Tax Abatement
and/or existing RD or HUD Property

This deal does not require
information behind this tab.

Tab R:

Documentation of Utility Allowance calculation

Virginia Housing LIHTC Submission Report – Utility Allowance Calculations

Cannon Branch Apartments
in Manassas, VA



Submitted and prepared for:
Green Street Housing

Joe Buckley
212 E Main Street, Suite 200
Salisbury, MD 21804
joe@greenstreethousing.com

Submitted and prepared by:
Dominion Due Diligence Group (D3G)

Kevin Robicheau, HERS Rater, NGBS Verifier
Phone: 804-380-3924
Email : k.robicheau@d3g.com

June 17, 2026

Joe Buckley
Green Street Housing
212 E Main Street, Suite 200
Salisbury, MD 21804

RE: Utility Allowance Calculations Report
Cannon Branch Apartments
Manassas, VA 20110

Mr. Buckley,

Dominion Due Diligence Group (D3G) respectfully provides the projected Utility Allowance Calculations (UAC) Report for Cannon Branch Apartments. The Projected Utility Allowance Calculations have been performed by qualified energy professionals using an engineering-based methodology to develop energy-consumption-based models for each dwelling unit type. The consumption data is being reported in accordance with the universally accepted IRS Sec. 42 standard.

Projected Utility Allowance Calculations Report

To complete the utility allowance calculations study the following tasks were performed:

- a. Review client-provided property information for proposed site details.
- b. Confirm utility providers, utility rates, and service charges for each applicable utility provider for the dwelling units.
- c. Review utility information and metering configuration in the dwelling units.
- d. Calculate total energy consumption for each unit type, using approved energy modeling software.

The UACs provided in this report are calculations based on the project design information (plans and specifications) supplied to us by the owner. UACs were performed using the energy consumption modeling method. The UACs are based on engineering calculations and standardized consumption tables and have been back-tested using in-house research. Using an energy consumption-based methodology, an energy model was developed for each unit type, per floor, and for the entire building. The utility provider rates and the service charge were confirmed on the day the report was issued and used within the energy models to produce UACs for the property. The projected Utility Allowance Calculations methods follow the following standards:

- IRS Section 42
- HUD

Description of Property and Assumptions

Utility allowance calculations for proposed properties require both a review of available construction documents and research-based inputs determined by qualified energy professionals. The following table details the subject property, unit-level energy uses, and utility providers.

Description of Property:

Name: Cannon Branch Apartments
 Location: Manassas, VA
 Type: 100 multifamily homes
 Dwelling Unit Utilities: Electricity, water, and sewer

Types of Homes:

Multifamily: 1 Bedroom (36)
 2 Bedroom (64)

Unit Level Energy Use:

Heating, Ventilation, and Cooling Systems: Air-source heat-pumps 14.3 SEER2 / 7.5 HSPF2
 April Aire 8126X or Aircycler G1 - 100 CFM
 Domestic Hot Water: Electric – 40- & 50-gallon storage tanks, .89 & .93 UEF
 Cooking: Electric range/oven
 Refrigerator: Whirlpool WRS335SDHB
 Clothes Washer: GE GFW550SSN
 Clothes Dryer: GE GFD55ESSN
 Lighting Package: 100% LED
 Windows: U-value 0.29/SHGC 0.28
 Foundation: Slab on grade – R-15 2' horizontally underneath the slab

Exterior Wall Insulation: Wood-framed construction,
 R-21 batts + R-3 Insulated R-sheathing, grade I installation
 Roof Insulation: R-30 continuous rigid insulation on top of roof deck

Utility Providers:

Electricity: Dominion Energy
 Natural Gas: N/A
 Water & Sewer: City of Manassas

Electric Utility Allowance Calculations – Residential

Our average consumption reflects a reasonable level for an energy-conscious household of modest means. In accordance with HUD Regulations, we establish utility allowance calculations for each dwelling unit category and size. These calculations encompass all services for which the tenant is responsible, as specified by the developer.

Utility Allowance Calculations Schedule:

Analysis of the various unit configurations for electric, natural gas (if any at the property), and water/sewer services (where these services applied to consumption at the dwelling unit level) determined the following projected utility allowance values.

Electric Utility Analysis:

ESTIMATED ANNUAL COST BY END-USE									
End-Use	A1	A2	A3	A4	B1	B2	B3	B4	Units
<i>Basic charge and non-kWh variable costs are allocated proportionally to total kWh.</i>									
Heating	\$210.26	\$278.17	\$199.27	\$192.10	\$291.50	\$259.91	\$385.39	\$434.54	\$/year (proportional)
Cooling	\$54.39	\$59.78	\$54.57	\$10.31	\$63.46	\$59.55	\$73.72	\$71.79	\$/year (proportional)
Hot Water	\$381.73	\$372.79	\$376.82	\$386.26	\$395.24	\$396.49	\$382.69	\$382.09	\$/year (proportional)
Lights & Appliances	\$619.68	\$628.55	\$630.46	\$624.51	\$808.19	\$811.81	\$819.73	\$831.46	\$/year (proportional)
TOTAL ESTIMATED ANNUAL ELECTRIC COST	\$1,266.05	\$1,339.28	\$1,261.12	\$1,213.18	\$1,558.39	\$1,527.75	\$1,661.52	\$1,719.88	\$/year
Monthly Equivalent	\$105.50	\$111.61	\$105.09	\$101.10	\$129.87	\$127.31	\$138.46	\$143.32	\$/month
<i>Rate (\$/kWh total)</i>	<i>\$0.1625</i>	<i>\$0.1618</i>	<i>\$0.1626</i>	<i>\$0.1631</i>	<i>\$0.1600</i>	<i>\$0.1604</i>	<i>\$0.1588</i>	<i>\$0.1581</i>	<i>\$/kWh (blended)</i>

**Note - Consumption charges include all applicable riders, fees, and taxes. The approximate rate is calculated based on seasonal and tiered rate variations. End-use reports were generated using Ekotrope RATER version 4.1.1.*

Water & Sewer Utility Analysis:

ANNUAL SUMMARY (per unit)									
	A1	A2	A3	A4	B1	B2	B3	B4	Units
Annual Water & Sewer Cost	\$561.42	\$561.42	\$561.42	\$561.42	\$667.47	\$667.47	\$667.47	\$667.47	\$/year / 12
Monthly Equivalent	\$46.79	\$46.79	\$46.79	\$46.79	\$55.62	\$55.62	\$55.62	\$55.62	\$/month
Annual Water Consumption	42,000	42,000	42,000	42,000	57,000	57,000	57,000	57,000	gal/year
Annual Sewer Volume Billed (Nov–Apr basis)	42,000	42,000	42,000	42,000	57,000	57,000	57,000	57,000	gal/year
Blended Water+Sewer Cost per 1,000 Gal	\$13.37	\$13.37	\$13.37	\$13.37	\$11.71	\$11.71	\$11.71	\$11.71	\$/1,000 gal (blended)

Rate Explanation:

Consumption inputs are estimates. A-type units (1BR/1BA, 2 occupants) at 3,500 gal/month; B-type units (2BR/2BA, 3 occupants) at 4,750 gal/month.

(2) Water Rate Schedule RWS eff. 07-01-2025: Customer charge \$11.87/month; Tier 1 \$3.80/1,000 gal (0–5k); Tier 2 \$4.03/1,000 gal (5,001–12k); Tier 3 \$4.03 Nov–Apr / \$4.20 May–Oct (over 12k). Model uses Nov–Apr (conservative).

(3) Sewer Rate Schedule RSS eff. 07-01-2025: Customer charge \$10.17/month; Tier 1 \$3.27/1,000 gal (0–5k); Tier 2 \$4.73/1,000 gal (over 5k). Summer sewer cap: flow over 14,000 gal/month billed \$0.00 May–Oct when winter quarter avg ≤ 10,000 gal/month. Bill calculation uses Nov–Apr uncapped on an annual basis.

(4) UOSA-1 is not included; need more information from City of Manassas.

(5) Water surcharge of \$2.26/1,000 gal over 14,000 gal/month not modeled, units expected below threshold.

(6) WaterSense savings based on EPA published 20% average indoor reduction.

The Utility Allowance Calculations were completed on June 17, 2026.

The Utility Allowance Calculations effective date is September 15, 2026. (90 Days from completion)

Should you have any questions regarding the contents of this Utility Allowance Calculations report, please feel free to contact D3G at (804) 237-6853.

Sincerely,

Kevin Robicheau, HERS Rater, NGBS Verifier



Attachments:

Attachment 1: Projected Utility Allowance

Attachment 3: Utility Rate & Information

Attachment 4: Staff Resumes

UTILITY ALLOWANCE CALCULATIONS

PROPERTY NAME: Cannon Branch Apartments

UAC RECEIVED DATE: 06/17/26

IMPLEMENTATION EFFECTIVE DATE: 9/15/2026

Building	Unit Type	Address	Square Footage	Electric Consumption Charges	Water & Sewer Consumption Charges	UAC Total
Multifamily	A1	9800 Godwin Drive, Manassas, VA 20110	696	\$105.50	\$46.79	\$152.29
	A2		787	\$111.61	\$46.79	\$158.39
	A3		750	\$105.09	\$46.79	\$151.88
	A4		682	\$101.10	\$46.79	\$147.88
	B1		1,023	\$129.87	\$55.62	\$185.49
	B2		984	\$127.31	\$55.62	\$182.94
	B3		1,145	\$138.46	\$55.62	\$194.08
	B4		1,130	\$143.32	\$55.62	\$198.95

Schedule 1

RESIDENTIAL SERVICE

I. APPLICABILITY AND AVAILABILITY

This schedule is applicable only to Customers (1) who elect to receive separately metered and billed Electricity Supply Service and Electric Delivery Service from the Company or (2) who are eligible for and elect to purchase Electricity Supply Service from a Competitive Service Provider in accordance with Va. Code § 56-577 A for use in and about (a) a single-family residence, flat or apartment, (b) a combination farm and one occupied single-family residence, flat or apartment, (c) a private residence used as a boarding and/or rooming house with no more than one cooking installation nor more than ten bedrooms, or (d) separately metered service to detached accessory buildings appurtenant to residential dwellings unless such buildings use electricity for commercial or industrial purposes.

A combination residence and farm, having more than one single-family residence, flat or apartment served electricity through a single meter, that was being billed under this schedule prior to April 1, 1971, may continue to be supplied electricity under this schedule provided each such dwelling unit is occupied by the owner or by a tenant working on the farm. Such multiple-residence farms connected on and after April 1, 1971, shall not be served under this schedule.

This schedule is not applicable for (a) individual motors rated over 15 HP, and (b) commercial use as in hotels, public inns, motels, auto courts, tourist courts, tourist camps, or trailer camps.

II. MONTHLY RATE

A. Distribution Service Charges

1. Basic Customer Charge
Basic Customer Charge \$7.58 per billing month.
2. Plus Distribution kWh Charge
 - a. Billing Months of June – September

First 800 kWh	@	3.5690¢ per kWh
Over 800 kWh	@	2.3596¢ per kWh
 - b. Billing Months of October – May

First 800 kWh	@	3.5690¢ per kWh
Over 800 kWh	@	2.3596¢ per kWh

(Continued)

Schedule 1

RESIDENTIAL SERVICE

(Continued)

II. MONTHLY RATE (Continued)

3. Plus each Distribution kilowatt-hour used is subject to all applicable riders in the Exhibit of Applicable Riders, including non-bypassable charges.
4. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company’s TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, the Customer shall be billed a Distribution Standby Charge of \$4.19 per kW of demand, minus the charge under II.A.2., above, but not less than zero.

B. Electricity Supply (ES) Service Charges

Paragraph II.B. is not applicable to Customers receiving Electricity Supply Service from a Competitive Service Provider, except for non-bypassable charges in the Exhibit of Applicable Riders, as discussed in Paragraph V., below:

1. Generation kWh Charge
 - a. Billing Months of June – September

First 800 ES kWh	@	3.1212¢ per kWh
Over 800 ES kWh	@	4.6243¢ per kWh
 - b. Billing Months of October – May

First 800 ES kWh	@	3.0064¢ per kWh
Over 800 ES kWh	@	2.6965¢ per kWh
2. Plus Transmission kWh Charge
 - a. All kWh @ 0.970¢ per kWh
 - b. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company’s TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, the Customer shall be billed a Transmission Standby Charge of \$1.32 per kW of demand, minus the charge under II.B.2.a., above, but not less than zero.
3. Plus each Electricity Supply kilowatt-hour used is subject to all applicable riders in the Exhibit of Applicable Riders, including non-bypassable charges, as discussed in Paragraph V., below.

(Continued)

Schedule 1

RESIDENTIAL SERVICE

(Continued)

II. MONTHLY RATE (Continued)

4. Plus, where the Customer receives service in accordance with Section XXV – NET METERING of the Company’s TERMS AND CONDITIONS and where the alternating current capacity of the Renewable Fuel Generator exceeds 15 kW, each measured kW of Demand is subject to all applicable riders, included in the Exhibit of Applicable Riders.

C. The minimum charge shall be the Basic Customer Charge in II.A.1., above.

III. DETERMINATION OF DEMAND

Where demand is measured by the Company, such demand will be determined as the highest average kW measured during any 30-minute interval of the current billing month, rounded to the nearest tenth.

IV. METER READING AND BILLING

- A. The Company shall have the option of reading meters monthly or bimonthly. When the meter is read at other than monthly intervals, the Company may render an interim monthly bill based on estimated kWh use during periods for which the meter was not read.
- B. When bills are calculated for a bimonthly period, the Basic Customer Charge shall be multiplied by two; the number of kWh specified in the initial block of the Distribution kWh Charge and the Generation kWh Charge shall be multiplied by two before the rates per kWh are applied to the usage for the bimonthly period; the rate specified in II.A.4. shall be multiplied by two before the kW of demand is applied to such modified rate; the rate specified in II.B.2.b. shall be multiplied by two before the kW of demand is applied to such modified rate; and the minimum charge shall be the modified Basic Customer Charge.

V. NON-BYPASSABLE CHARGES

Any Commission approved non-bypassable charges in the Exhibit of Applicable Riders shall apply to all Customers, irrespective of generation supplier pursuant to Virginia Law, unless the Customer meets the statutory requirements for exemption from such charges.

VI. TERM OF CONTRACT

Open order.

CITY OF MANASSAS
WATER RATE SCHEDULE
RESIDENTIAL WATER SERVICE
Rate Schedule - RWS

Effective: July 1, 2025

Page 1 of 2

The City of Manassas (the "**City**") shall charge and collect for retail water service on the basis of this **Rate Schedule - RWS**. The City's General Terms & Conditions For Utility Services are incorporated by reference as a part of this rate schedule.

AVAILABILITY

This rate schedule is available throughout the entire territory served by the Manassas Water System (the "**System**").

APPLICABILITY

This rate schedule is applicable to all metered water service required by Customer for residential use.

MONTHLY RATE

Customer Charge	\$11.87 per Month
Flow Charge First 5,000 Gallons Metered:	\$ 3.80 per 1,000 Gallons
Over 5,000 Gallons to 12,000 Gallons Metered:	\$ 4.03 per 1,000 Gallons
<u>November – April</u>	
Flow Charge Per 1,000 Gallons Metered:	
All Metered Water Over 12,000 Gallons	\$4.03 per 1,000 Gallons
<u>May – October</u>	
Flow Charge Per 1,000 Gallons Metered:	
All Metered Water Over 12,000 Gallons	\$4.20 per 1,000 Gallons
<u>All Metered Flow over 14,000 Gallons Surcharge</u>	\$2.26 per 1,000 Gallons

The amount computed at the MONTHLY RATE shall be subject to taxes, assessments, or surcharges imposed by any governmental authority, which are assessed on the basis of revenues from water service or volumes of water produced or sold by the City.

MINIMUM CHARGE

The monthly minimum charge shall be the sum of the Customer Charge and all applicable rate adjustments.

PAYMENT

Payment is due in the office of the Department of Utilities by 2:00 PM on the date specified on the bill.

CITY OF MANASSAS
WATER RATE SCHEDULES
RESIDENTIAL WATER SERVICE
Rate Schedule - RWS

Effective: July 1, 2025

Page 2 of 2

SINGLE METER APPORTIONMENT

Where water is supplied to more than one owner, family or occupant through a single service pipe on which there is a meter, the City will not undertake to apportion the charges for such water service among the several owners, occupants or families so served. The monthly bill for such water service shall be rendered to the Customer through whose premises such service pipe first passes. If the Customer has paid a business privilege license tax in connection with a business for which such water is used, the minimum charge shall be a single Customer Charge and the monthly bill shall be the Customer Charge plus the flow charge for the total amount of water metered. In all other cases, there shall be one bill issued to the Customer through whose premises the service pipe first passes and the minimum charge shall include a Customer Charge for each owner, occupant or family served from that service pipe and the monthly bill shall be the sum of the Customer Charges plus the flow charge for the total amount of water metered.

INTERRUPTION OF SERVICE

The City will make reasonable provisions to insure satisfactory and continuous service, but does not guarantee a continuous supply of water service from the System facilities and shall not be liable for damage occasioned by interruptions of service or failure to commence delivery caused by acts of God, or the public enemy, or for any cause reasonably beyond the control of the City, including, but not limited to, the failure or breakdown of facilities, floods, fire, strikes, or actions or orders of any agency having jurisdiction in the premises, or for interruptions which are necessary for inspection, repair, or changes in the equipment and facilities of the City and the System.

The Customer shall notify the City immediately of any defects, troubles or accident which may in any way affect the delivery of water service by the City from the System.

Meter Testing

Customer requested meter testing will be performed in accordance with the provisions of Sec. 118-103. A deposit of \$75.00 must accompany a customer requested test of servicing water meter.

CITY OF MANASSAS
SEWER RATE SCHEDULE

RESIDENTIAL SEWER SERVICE
Rate Schedule – RSS

Effective: July 1, 2025

Page 1 of 2

The City of Manassas (the "**City**") shall charge and collect for residential sewer service on the basis of this **Rate Schedule - RSS**. The City's General Terms & Conditions For Utility Services are incorporated by reference as a part of this rate schedule.

AVAILABILITY

This rate schedule is available throughout the entire territory served by the Manassas Sewer System (the "**System**").

APPLICABILITY

This rate schedule is applicable to all sewer service required by Customer exclusively for domestic purposes for individual (single family) private residences, individually metered apartment units and farm homes.

This rate schedule includes a summer sewer cap of 14,000 Gallons of metered water when the winter quarter billing (January, February, & March) average consumption is **10,000 gallons** per month **or less**. There is no summer sewer cap when winter quarter average monthly consumption is greater than 10,000 gallons.

This rate schedule is not applicable to businesses, licensed boarding or rooming houses, fraternity or sorority houses advertised as such, educational institutions or facilities, apartment houses including the common facility requirements, or the common facility requirements of residences also used for business purposes, evidenced by any form of advertising including a separate white page telephone listing, which will be served under the appropriate general service rate schedule.

MONTHLY RATE

Customer Charge	\$ 10.17 per month
-----------------	--------------------

Flow Charge Per 1,000 Gallons Metered Water:

Billing Months of November through April:

First 5,000 Gallons Metered Water	\$ 3.27 per 1,000 Gallons
All Metered Water Over 5,000 Gallons	\$ 4.73 per 1,000 Gallons

CITY OF MANASSAS

SEWER RATE SCHEDULE

**RESIDENTIAL SEWER SERVICE
Rate Schedule – RSS**

Effective: July 1, 2025

Page 2 of 2

Monthly Rate (Continued)

Billing Months of May through October:

First 5,000 Gallons	\$ 3.27 per 1,000 Gallons
Over 5,000 Gallons	\$ 4.73 per 1,000 Gallons
Over 14,000 Gallons if Winter Quarter Average is 10,000 Gallons or less	\$ 0.00 per 1,000 Gallons
Over 14,000 Gallons if Winter Quarter Average is greater than 10,000 Gallons	\$ 4.73 per 1,000 Gallons

In addition to the above monthly flow rate per 1,000 gallons, a separate line item for the treatment cost by UOSA will be listed in accordance with the UOSA Cost Recovery rate schedule UOSA-1. The amount computed at the MONTHLY RATE shall be subject to taxes, assessments or surcharges imposed by any governmental authority which are assessed on the basis of revenues from sewer service or volumes of waste water collected and/or treated by the CITY.

PAYMENT

Payment is due in the office of the Department of Utilities by 2:00 PM on the date specified on the bill.

INTERRUPTION OF SERVICE

The City will make reasonable provisions to insure satisfactory and continuous service, but does not guarantee a continuous supply of water service from the System facilities and shall not be liable for damage occasioned by interruptions of service or failure to commence delivery caused by acts of God, or the public enemy, or for any cause reasonably beyond the control of the City, including, but not limited to, the failure or breakdown of facilities, floods, fire, strikes, or actions or orders of any agency having jurisdiction in the premises, or for interruptions which are necessary for inspection, repair, or changes in the equipment and facilities of the City and the System.

The Customer shall notify the City immediately of any defects, troubles or accident which may in any way affect the delivery of water service by the City from the System.

EXCEPTION

The City may declare this sewer cap not applicable during such times as drought or emergency so as to be consistent with, drought management in accordance with the Drought Emergency Ordinance, or management of any other emergency as declared by the City of Manassas.



KEVIN ROBICHEAU, NGBS Verifier, HERS Rater, BPI-MFBA

Energy / Green Building Analyst
k.robicheau@d3g.com / 804-442-7775

EDUCATION

Associate of Science, Business Administration, Brockton, MA

CERTIFICATIONS/REGISTRATIONS/TRAINING

- NGBS Green Verifier (2015, 2020)
- HERS Rater – Certification #8611030
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
- ENERGY STAR Multifamily New Construction
- Combustion Appliance Zone Testing (CAZ)
- LEED Green Rater Training
- ENERGY STAR Residential v3
- Intermediate Photovoltaics
- Photovoltaic Design and Installation Lab
- OSHA 10-hour Construction Safety and Health

SUMMARY OF EXPERIENCE

Kevin is an Energy / Green Building Analyst for Dominion Due Diligence Group. He is responsible for preparing Energy Sustainability studies throughout the United States. Kevin is experienced in residential and commercial construction spanning over 15 years. He has worked diligently with builders and developers to assist them in achieving compliance in ENERGY STAR and LEED for Homes verification. He has worked in the sustainability and green building industry for the past six years. He has experience with on-site and classroom training for trades needing to meet the demands of a multitude of energy program codes. He has worked as a quality assurance designee for other companies nationally. In addition to quality assurance, he has acted as a building analyst for multiple national home builders to assure quality building, performance, and comfort in residential housing. Kevin is responsible for comprehensive energy audit and utility consumption analysis report writing, including energy modelling, energy data analysis and benefit-cost analysis.

SAMPLE PROJECTS

HUD MAP 223(f)

- Platinum Valley Apts.
(Sioux Falls, SD)
- Echo at the Lights
(West Fargo, ND)
- Senderos at South Mtn.
(Phoenix, AZ)
- Redwood Altoona – Phase II
(Altoona, IA)
- Chalet 1400 Apts.
(Claremore, OK)
- Penrose Square Apts.
(Arlington, VA)
- Aliso Apts.
(Los Angeles, CA)
- Residences at Town Square
Village (Amarillo, TX)

HUD MAP 221 (d)(4) NC

- Spring Street Apts.
(Greensboro, NC)
- Brookstone Apts.
(Waldorf, MD)
- Newtown Woods
(Louisville, KY)
- Lincoln Station Apts.
(New Lenox, IL)
- Brighton Farmington Station
(Farmington, UT)
- Mountain Creek Plaza
(Waynesville, NC)
- Hanover Flats Apts.
(Bennington, NE)
- Aura at Spotsylvania Towne
Center (Fredericksburg, VA)
- The 8801 Apartments
(Lincoln, NE)

Tab S:

Supportive House Mandatory
Certification and Documentation

This deal does not require
information behind this tab.

Tab T:

Funding Documentation

MOTION: Wolfe

SECOND: Vasquez Luna

June 22, 2026
Regular Meeting
Res. No. R-2026-1080

**RESOLUTION OF THE CITY COUNCIL OF MANASSAS, VIRGINIA,
COMMITTING \$6,000,000 IN HOUSING INVESTMENT FUND LOAN FUNDS TO
CANNON BRANCH APARTMENTS, LLC**

WHEREAS, the City of Manassas has long supported the attainment of affordable housing, initially through creation of The Manassas Housing Trust Fund, Inc., in 1992, which became an established community organization that cultivated public, not-for-profit and private funding resources to fund down payment and closing costs to assist local first-time, low-to-moderate income home buyers; and

WHEREAS, since that time, Virginia Code sec. 15.2-958 was enacted to aid in “the preservation of existing housing in safe and sanitary condition and the production of new housing for persons of low and moderate income” and set out “public purposes and uses for which public money may be spent”; and

WHEREAS, immediately prior to considering this Resolution, the Manassas City Council adopted and enacted Ordinance #O-2026-984, amending Chapter 42 of the Code of Ordinances of the City of Manassas, Virginia (2002) by adding new sections numbered 42-10 through 42-12, which “permit the City to make grants or loans to owners of residential rental property occupied, or to be occupied, following rehabilitation or after construction if new, by persons of low and moderate income, for the purpose of rehabilitating or producing such property” ; and

WHEREAS, the City of Manassas adopted Fiscal Year 2027 Budget includes an overview of the Housing Investment Fund, managed by the Community Development Department, that is intended to support the development and preservation of new attainable home ownership and attainable rental opportunities for City residents; and

WHEREAS, the FY 2027 budget outlines revenues and expenditures of the Housing Investment Fund, including:

1. Receipt of two million dollars (\$2,000,000) from the General Fund Housing Reserves,
2. Receipt of three million dollars (\$3,000,000) from the General Fund Capital Reserves,
3. The anticipated receipt of three million dollars (\$3,000,000) from the land sale of the Cannon Branch parcel that is the subject of this resolution,
4. Proper appropriation of six million dollars (\$6,000,000) in the form of a loan for redevelopment of the site at “The Gateway” at Cannon Branch, at the intersection of Gateway Boulevard and Godwin Drive (the “**Cannon Branch Real Property**”)
5. Tap fees for the same housing project in the amount of five hundred thousand dollars (\$500,000), and
6. Reservation of one million and five hundred thousand (\$1,500,000) for future housing initiatives; and

WHEREAS, Good Housing VA, LLC, a Virginia limited liability company (“**Good Housing**”) and GSH Partners II, LLC, a Maryland limited liability company have jointly requested that the City Council commit a total of \$6,000,000 in Housing Investment Fund loan funds (the “**City Loan**”) to Cannon Branch Apartments, LLC¹ (the “**Borrower**”), to help finance the development and construction of the Landings at Cannon Branch Apartments complex (“**Cannon Branch Apartments**”), a proposed 4-story multifamily rental residential apartment building and related facilities be located on the Cannon Branch Real Property. The Cannon Branch Apartments will be 100% affordable and will include a total of 100 residential apartment units intended for rental to moderate- and low-income households, with 36 units proposed as 1-bedroom apartments and the remaining 64 units to be 2-bedroom apartments, and leased on an ongoing basis for no less than 40 years at an affordable rate to households who earn no greater than seventy percent (70%) AMI; and

WHEREAS, the Cannon Branch Real Property is currently owned by the City of Manassas. In accordance with that certain Agreement for Purchase and Sale of Real Estate, dated February 23, 2026, by and between Good Housing and the City of Manassas, Good Housing will acquire the Cannon Branch Real Property from the City of Manassas for the purchase price of \$3,000,000. Upon its acquisition, Good Housing will subsequently sell the Cannon Branch Real Property to the Borrower. Thereafter, the Borrower will develop and construct the Cannon Branch Apartments on the Cannon Branch Real Property; and

WHEREAS, the total development and construction costs for the Cannon Branch Apartments are estimated to be approximately \$36,076,009, consisting of: (i) direct construction costs totaling in estimated \$24,337,564, (ii) design and permitting costs totaling in estimated \$1,447,500, (iii) financing and soft costs totaling in estimated \$4,220,500, (iv) land acquisition cost totaling in estimated \$3,000,000, and (iv) a developer fee totaling in estimated \$3,070,445; and

WHEREAS, this Resolution represents an outline of the terms on which the City Council is prepared to commit a total of \$6,000,000 in Housing Investment Fund loan funds to the Borrower for the development and construction of Cannon Branch Apartments.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council does hereby commit \$6,000,000 in Housing Investment Fund loan funds to Cannon Branch Apartments, LLC, subject to the approval, execution and delivery of definitive loan documentation which will contain the financing commitment terms and conditions set out in this Resolution in addition to such other representations, warranties, covenants, indemnities, defaults, and other terms and conditions as the City Council or its representatives may reasonably require.

NOW, THEREFORE, BE IT FURTHER RESOLVED that as a material inducement for the Council’s willingness to commit a total of \$6,000,000 in Housing Investment Fund loan funds for the development and construction of the Cannon Branch Apartments, the Borrower must fully comply with the following financing commitment terms and conditions:

¹ Currently, the sole member of Cannon Branch Apartments, LLC (Borrower) is Cannon Branch Apartments MM, LLC, of which Good Housing VA, LLC and GSH Partners II, LLC are its sole members and co-managers.

City of Manassas Financing Commitment Terms and Conditions:

1. Loan Amounts; Source of Loan Funds; Required Use of Loan Funds; Funding of the Loan

a. *Loan Amount and Source of City Loan Funds*

\$6,000,000 (Source – City of Manassas Housing Investment Fund)

b. *Non-City Sources of Funding*

As consideration and a requirement of the Loan, the Owner of the Development agrees:

- i. To pursue additional non-City sources of funding to help fund the Development. Any additional funds secured prior to the close of construction financing or the conversion to permanent financing shall be applied to reduce the loan amount that is planned to be funded, or to pay back to the City to reduce the outstanding loan principal and interest;
- ii. 75 percent (75%) of any cost savings realized for the Development shall be applied to reduce the loan amount to be funded prior to the close of construction financing;

c. *Required Use Loan Funds*

The Borrower shall use the City Loan funds solely to reimburse such costs and expenses related to the development and construction of the Cannon Branch Apartments. Upon request by the City Manager or his written designee, the Borrower shall provide the City Manager or his written designee with detailed records (including receipts for payment) of the costs and expenses for which reimbursement is sought. Any allocated but undisbursed City Loans funds shall be retained by the City of Manassas and shall remain City of Manassas funds.

d. *Funding of the Loan – Contingencies and Timing*

- i. The funding of the Loan is contingent upon the Owner applying for and receiving an award of Four Percent (4%) LIHTC from VH;
- ii. The Loan shall be required to be funded prior to December 31, 2027.

2. Loan Interest Rate:

The City Loan will accrue at a simple annual interest, below-market rate of **three percent (3%)**.

3. Term of Loan. The City Loan will have a term of forty (40) years or the term of the senior loan term.

4. Amortization. The loan amortization will be forty (40) years.

5. Security.

The City Loan must be secured by a City of Manassas Deed of Trust, Assignment of Rents and Leases and Security Agreement to be recorded against the Cannon Branch Real Property. The City of Manassas Deed of Trust, Assignment of Rents and Leases and Security Agreement securing the \$6,000,000 City Loan will be in second position and will be subordinate to the deed(s) of trust securing Virginia Housing's senior debt.

6. Disbursement of City Loan Funds.

- a. The City Loan proceeds shall be held in a City of Manassas government account until all of the City Loan proceeds are disbursed to the Borrower.
- b. Prior to each disbursement of the City Loan proceeds, the Borrower shall provide to the City Manager or his written designee documentation supporting the related disbursement request.
- c. The City Manager or his designee reserves the right to conduct inspections of the Cannon Branch Real Property prior to disbursing City Loan funds to the Borrower.

7. Repayment of the City Loan:

- a. During the term of the City Loan, the Borrower shall make annual payments on the City Loan on or about June 1st solely from the “Cash Flow” of the development.
- b. Beginning on June 1, 2028, and on June 1st of each year thereafter until the deferred developer fee has been paid in full by the Borrower, fifty percent (50%) of the “Cash Flow” of the development from the previous calendar year must be paid by the Borrower to the City of Manassas in arrears as an annual loan payment on the accrued interest and outstanding principal on the City Loan. Once the Borrower has fully paid the deferred developer fee, seventy-five percent (75%) of the “Cash Flow” of the development from the previous calendar year must be paid by the Borrower to the City of Manassas in arrears as an annual loan payment on the accrued interest and outstanding principal on the City Loan.
- c. *Payment Due on Capital Transaction.* Notwithstanding any other provision to the contrary, if there is a Capital Transaction², then the Borrower must distribute fifty percent (50%) of the Net Proceeds³ resulting from the Capital Transaction to the City of Manassas as a payment on the then outstanding principal and accrued interest on the City Loan.
- d. *Payment Due on Sale.* Notwithstanding any other provision to the contrary, if the Borrower sells the Cannon Branch Apartments or Cannon Branch Real Property, then all outstanding principal and accrued interest on the City Loan will be immediately due and payable in full to the City of Manassas.

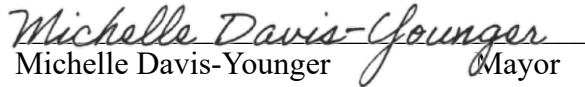
² As used herein, the term “**Capital Transaction**” means any transaction or series of transactions whereby the borrower receives cash or other consideration (i) in exchange for any sale, exchange, transfer, condemnation or other conveyance or disposition of the property (or any portion thereof) secured by City of Manassas financing, (ii) as a result of any financing (secured or unsecured) or refinancing of the debt financing that is senior to the City of Manassas financing, or (iii) from insurance settlements or other claims attributable to fire or other casualty in excess of the amounts expended for the repair or restoration of improvements upon the property (or any portion thereof) secured by City of Manassas financing.

³ As used herein, the term “**Net Proceeds**” means the proceeds resulting from any Capital Transaction that are available after (i) a payment on the then existing indebtedness senior to the City of Manassas financing, and (ii) reimbursement of reasonable out-of-pocket costs related to the Capital Transaction that are incurred by the borrower, subject to approval by the City Manager or his written designee.

- e. *Prepayment.* The Borrower shall have the right to prepay the City Loan, in whole or in part, at any time, without penalty or premium, provided that any prepayment of principal must be accompanied by interest accrued but unpaid to the date of prepayment.
 - f. *Balloon Payment.* Notwithstanding any other provision to the contrary, and regardless of whether loan payments made or “Cash Flow” realized by the Borrower for any period of time is adequate to repay the City Loan, all unpaid principal and accrued interest on the City Loan shall be immediately due and payable in full by the Borrower to the City of Manassas on or before the maturity date of the City Loan.
8. Insurance Requirements. The Borrower shall provide to the City Manager or his written designee evidence of the insurance coverage meeting the City of Manassas’s minimum insurance requirements.
9. Commencement and Completion of Construction. The Borrower anticipates that construction of the Cannon Branch Apartments will commence no later than January of 2027, and anticipate that construction of the Cannon Branch Apartments will be complete by no later than July of 2028.
10. Miscellaneous Provisions.
- a. *Captions.* The captions appearing in the City of Manassas Financing Commitment Terms and Conditions are for descriptive purposes only and shall not be given substantive effect.
 - b. *Changes or Amendments.* The City Manager and City Attorney shall jointly have the authority, at their sole discretion, to approve or deny changes to terms as may be requested by the Borrower during negotiation of loan documents and final terms.
 - c. *Assignability.* The City of Manassas Financing Commitment Terms and Conditions is not assignable/assumable by any other party without the express written consent of the City Council.
 - d. *Indemnity.* The Borrower, Good Housing and GSH Partners II, LLC hereby indemnifies the City of Manassas and its respective officers, employees, advisers and agents (each an “**Indemnified Person**”) and holds each of them harmless from and against all losses, costs, expenses (including, without limitation, professional fees) and damages incurred by an Indemnified Person arising out of , relating to or resulting from this City of Manassas Financing Commitment Terms and Conditions or the City Loan, provided that no Indemnified Person will be indemnified for its own gross negligence or willful misconduct.
 - e. *Litigation and Change in Circumstances:* In the event that (i) litigation commences with respect to the Borrower or a change occurs in the circumstances, facts, conditions or assumptions upon which this Commitment is based and (ii) the City determines, at its reasonable discretion, that such litigation or change would adversely affect (a) the financial feasibility of the Development, (b) the ability of the Borrower to construct or to own and operate the Development in accordance with the Resolution and VH’s regulations and programs applicable to the Development, (c) the security of the City

Loan or (d) the City's interest, rights or obligations with respect to the Development, then in any such event the City shall have the right to terminate or suspend this Commitment by giving the Borrower written notice thereof. In the event of suspension, the City shall not be obligated to consummate the Closing or to make the City Loan in accordance herewith until such time as the City determines to its satisfaction that the above-described adverse effects will not occur. The City may at any time after suspension terminate this Commitment by written notice to the Borrower. Any change from the effective date of this Commitment through the Closing of the City Loan in any person or entity who is to act as the Managing Member of the Borrower or as the Property Manager shall be subject to the prior written approval of the City.

- f. *Third Parties.* This Commitment is not intended, and shall not be construed, to benefit or protect any person or entity other than the parties hereto and their successors and assigns or to provide any such person or entity with any rights or remedies against the parties hereto. It is further understood and agreed that no such person or entity shall be entitled to rely on the implementation or enforcement of any provision of this Commitment by the parties hereto.


Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:


Eric W. Smith, II City Clerk

Votes:

Ayes: Wolfe, Smith, Osina, Vasquez Luna, Hutson

Nays: NA

Absent from Vote: Ellis

Absent from Meeting: Ellis

Tab U:

Acknowledgement by Tenant of the availability of Renter
Education provided by Virginia Housing

Cannon Branch Apartments, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

RE: Virginia Housing Free Housing Education Acknowledgement

I _____, have read, understand, and acknowledge, I have been presented information regarding the Virginia Housing free renter education to tenants.

I understand that it is my responsibility to review the website link provided here
www.virginiahousing.com/renters.

By signing below, I acknowledge that I have read, and understand the terms of all items contained this form.

Resident Name: _____

Resident Signature: _____

Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First
Refusal

This deal does not require
information behind this tab.

Tab W:

Internet Safety Plan and Resident Information Form

Cannon Branch Apartments

Internet Guidelines

Acknowledgment

I _____, have read, understand, acknowledge and agree to be bound by the recommendations, guidelines, terms, and conditions outlined in the Cannon Branch Apartments Internet Guidelines Manual (provided to Resident). The Internet Guideline Manual outlines and summarizes the proper use and safety guidelines when using the Internet Services provided at the Cannon Branch Apartments' common areas.

I understand that the Internet Guideline Manual and handbook contains information that will assist me and my guests in the proper use of the Internet made available by Cannon Branch Apartments. I also understand that I will be held accountable for my behavior, as well as for my guests' behavior, and be subject to legal and/or financial consequences related to any misuses as outlined in the Internet Guideline Manual.

By signing below, I acknowledge that I have read, agree to, and understand the terms of all items contained in Cannon Branch Apartments' Internet Guideline Manual.

Resident Name: _____

Resident Signature: _____

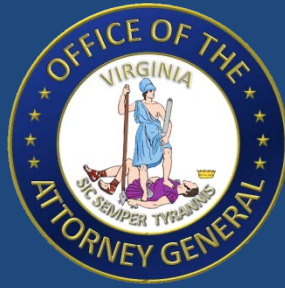
Date: _____

CANNON BRANCH APARTMENTS

INTERNET SECURITY PLAN

The Internet service at Cannon Branch Apartments will have a rotating password that is only accessible to residents. The network router will be in a secure area to which tenants will not have access. The router will have a secure firewall to prevent data breaches.

At move-in, we will provide Tenants with the attached security and safety information and guidelines and will ask Tenants to sign an Acknowledgment of Responsibilities statement to ensure that they are educated in the internet safety and security guidelines.



Internet Safety

Playing it safe while playing online



Hi there kids! I am Charlie Cardinal and this is Speedy the Crime Fighting Hamster. We are here to introduce you to the basics of Internet Safety and some of the villains you need to watch out for. There are some bad characters out there, so you have to protect yourself. Your parents won't always be there to watch out for you, so stay sharp, learn all you can, and stay safe!



Privacy & Personal Information



Privacy is being able to keep things secret or hidden from others.

Personal Information is information about you or your family such as your address, a social security number, your parent's bank account, or how much money they have.

Criminals love to get people's personal information because they can pretend to be you, or use your money to buy things.

They can also make money off of your information by selling it to others. Companies or other criminals will use your info to send you junk mail or spam emails.

Criminals learning your address can be very bad. They may break in and steal from you. Protect your safety and your belongings, by keeping your information a secret.

These bad people may even use your personal information to trick someone else in your circle of friends and family. People sometimes tell criminals things that they shouldn't if they think that they are communicating with someone they know.



Think before you click



Do you know who sent that email?



Passwords

One of the most important things you need to learn is how to create strong passwords. A password is a code you type in to let the computer know it is really you.

Having an easy to guess password could allow someone to snoop around in your private information.

The way to make your password strong is to never use your name or your birthday. Use something hard to guess, but easy for you to remember. Make your password at least 8 characters long, and mixing numbers, symbols, and upper and lower case letters makes the password strong just like Speedy. Avoid using the same password over and over. That way if they do figure out your password, they only gain access to one account. And never leave your passwords written down where someone can find it.



A great tool online that creates kid friendly passwords is the website, www.dinopass.com

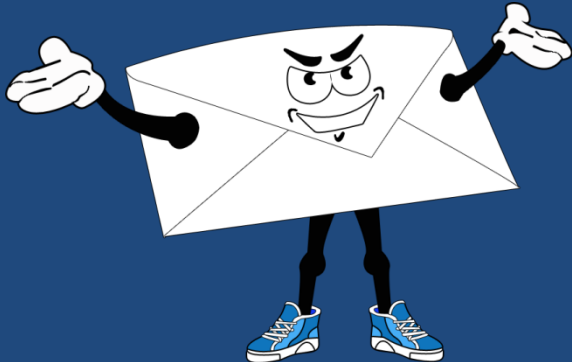
Spam



Spam is basically email that you receive from different companies or strangers that you did not sign up for. Most times it isn't from real companies and usually the sender is up to no good.

Spam emails can sometimes be a phishing scam. Phishing emails are emails that look like it is from some trusted source. A place like your bank, the IRS where taxes are collected, or some other business you shop with often. They make their email look like it is the real thing with logos, and they put links in the email baiting you to click them. Once you click the link, you could be launching a program that can damage your computer in some way or collect your personal information.

Spam emails can also use winning a sweepstakes or some other type prize to trick you into trusting the email source. After they hook you in, they inform you that to collect your prize, you must give them your credit card number.



How do you know it is spam?

Spam emails typically have a bunch of spelling and grammar errors or a mention of someone you don't know in the subject line. Don't Open It! Delete those emails right away.



Malware



Malware is a program written with the intent to harm your computer in some way.

Programs such as this, may be waiting for you to do something(a trigger), so that it can run. This could be the clicking of the link or opening an email attachment.

When searching for free downloads online, be very careful. There are a lot of sites out there trying to trick you. They will pay to make their site get returned at the top of the list of search results. Then when you access the page, they use blinking buttons to trick you to click. The result of clicking usually ends up being your computer loaded up with malware.

Once your machine is infected, it can change browser settings, create unusual popup ads on your computer and then pass the malware on to someone else.



Spyware is a program that gets onto your computer through a download or a virus and it gathers information about you and sends this back to its creator.

Some of the types of information spyware might send back to home base is email addresses of you or your contacts, passwords, account numbers, and credit card numbers.

Some spyware out there records how you use your computer and what you search for online.

Adware

Adware is software that you are allowed to use by the author because of the advertisements that pop up occasionally during the game. Many of these type games you will find in the form of apps on your phone or devices.

Through the addition of advertisements, the developer gains some income that may supplement a discount to the user, sometimes making the software free.

Often after using the product with the ads, a consumer will purchase the software to get rid of the ads.

<http://www.pctools.com/security-news/what-is-adware-and-spyware/>



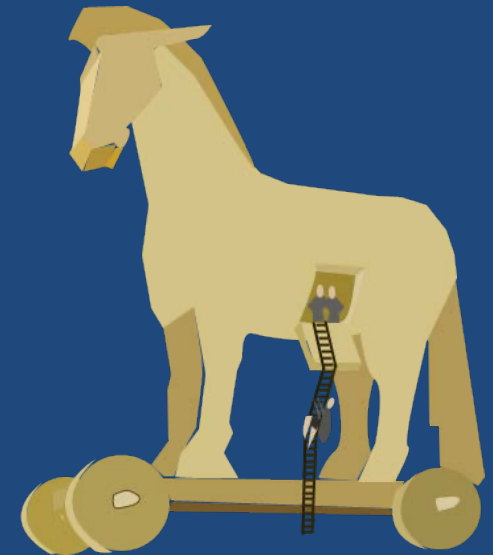
Trojan Horse

The name for the Trojan Horse virus was derived from tale of the Trojan Horse constructed by the Greeks to gain access to the city of Troy. The wooden horse was left at the gates as an offering to Athena. The horse was then wheeled into the city and out came Greek fighters hiding inside. <http://www.britannica.com/topic/Trojan-horse>

A Trojan horse virus is a form of malware that is dressed up as something interesting or software from a source we are familiar with. The purpose is to trick the person into installing it. This allows the creator of the Trojan to do damage to data or software on your computer. They also will set up a 'back door' or access point that allows them to access your system.

Trojan viruses don't spread by infecting other files and they cannot duplicate themselves.

<http://www.webopedia.com/DidYouKnow/Internet/virus.asp>



Worms

Worms are malware that can duplicate itself and spread to other computers. Worms always do something bad, even if it is just slowing things down.

Worms will frequently set up the ability for computers to be taken over by the worm's author by creating backdoors on the host computer. These computers are then called a “zombie computer”. “Zombie computers” can be used to send out spam or as a shield to hide the web address of people who want to do bad things.

<http://www.webopedia.com/TERM/Z/zombie.html>





Virus

A virus is a small program that is created to spread from one computer to the next and to mess up the way your computer works.

Many times viruses hop from computer to computer via email attachments or messages. They can also hide in funny pictures(memes), e-cards, or other desirable file attachments. It can also be sent through an instant message.

A virus can corrupt your data, or worse, delete it. It can also email copies of itself to your friends.

Keeping your anti-virus software up to date is key to protecting against the latest viruses and other security threats.

<https://www.microsoft.com/security/pc-security/virus-what-is.aspx>

Social Media

Privacy settings on social media accounts are set up as public when you first get one. Unless you want everyone to be able to look at all of your photos and other private stuff, you must go into your account settings and change this.



Something to remember is whatever you post and say on your page can be shared by your friends. Think about what you post online, BEFORE you do it. What you post, could be seen by anyone at any time depending on your settings and the friends you keep. Because we can take pictures of our screens, there is really no setting that can protect you. Think twice about what you are sharing with others, so there are no regrets later.

Make sure you know the people that you accept friend requests from. Sometimes people try to friend you to hack your Facebook account or access your contacts. Once you are hacked they will send out strange messages or friend requests to your contacts. Protect your friends and yourself by being cautious with friends and creating strong passwords for your social media accounts.

Geotagging



Geotagging is the bit of data that your electronic device packages with your picture that has information about where the picture was taken. This is something that can be turned on and off in your device and typically comes turned on until you change the setting.

When your photo is geotagged, this gives people information about your location. Letting outsiders know where you are, can allow them to plan to steal your belongings or vandalize your home.

Consider if you post a photo every Wednesday in your outfit ready to walk to ball practice and geotagging is turned on. This shows you have a routine and gives a rough area you will be in. A predator could come and take you away.

Another issue with allowing the geotagging to occur is you don't have control of your own privacy. Everyone does not need to know where you are all of the time, keep this information private.

<http://www.nytimes.com/2010/08/13/technology/personaltech>



Be Careful of What You Say!



Defamation: Defamation is the blanket word used for all types of untrue statements made about others. [Definition of Defamation on Law.com](#)

Slander: When someone orally tells one or more people an untruth about someone, which will harm the reputation of the person it is about. It is not slander if the untruth is in writing of some sort or if it is broadcast through television or radio.

[Definition of Slander on Law.com](#)

Libel: This is where someone publishes to print(including pictures), written word, online posts, blogs, articles, or broadcast through radio, television, or film, an untruth about another which will do harm to the person's reputation. [Definition of Libel on Law.com](#)



Be Careful of What You Say!



Much of the things people post online may get ignored, and you may get lucky and avoid legal action. But, when someone gets angry and files a lawsuit it can cause a major headache and possibly hit you hard in the wallet.

You might think you should have a right to openly complain about a company and their bad service or lousy product. Well when it comes to this, it is not always that simple. You can get sued for this and even if the judge agrees with you, you still have to pay for a defense attorney. Think twice and make sure that whatever you have to say is worth any headache you may have pop up later.

<http://ideas.time.com/2013/01/07/yelp-reviewers-beware-you-can-get-sued/>

On social media, people get into the habit of letting their emotions get the better of them and they end up speaking their minds about others online. When that person feels that this damages their character, they may opt to sue the other person for defamation. Even if their case is not successful, the stress, money, and time that you spend defending yourself is not worth it. To read more about defamatory social media posts, [click here](#).

Stranger Danger Online



When you think of being on your computer or other electronic device in your own home, you probably think you are safe. Your mom is in the next room, what could happen?

Well there are people online that are up to no good. They go in chat rooms and pop up on your instant messenger, looking for someone to “groom”.

What is grooming you say? Well, grooming is when a stranger(can be any age) finds someone they are interested in, usually a minor. They act really nice and maybe they pretend they are much younger than they really are, like they are a kid just like you. Then they try to get you to like them and to trust them. They may ask you not to tell anyone you are talking to them. This is not okay and is a warning sign of a possible groomer.

How to Protect Yourself in Online Chats

- Choose chat sites designed for kids, such as www.kidzworld.com. Kidzworld is moderated and its aim is to protect kids from unwanted requests and online bullying.
- Beware of people you don't know. If they are asking too many questions or being too friendly they may be up to no good.
- If someone asks you to send them a picture or sends you a picture or video that is inappropriate, tell an adult or report them to the site moderators.
- Don't give out personal information to strangers online
- Don't tell strangers where you live or give them your telephone number
- Don't send strangers pictures of you or others
- If you are being bullied or threatened online, tell an adult or someone you trust





Cyberbullying

- Cyberbullying is the **willful and repeated harm** inflicted through the use of computers, cell phones, and other electronic devices.
- Using PhotoShop or other tools to create harassing images.
- Posting jokes about another person on the internet
- Using the internet to entice a group to physically harm another person.
- Making threats online using IM, email, social networking sites, or other electronic devices.



Consequences of Cyberbullying

Anything that you write, pictures that you post, or videos that you upload can be used by your school to suspend you.

College students have been removed from their athletic teams and lost college funding for writing negative comments about their coach.

When applying to colleges, they will search online to see what kind of person you are. They can deny you access if they don't like what they find.

When businesses are looking at people to hire for a job they will many times use social media to see what kind of person they are. Mean or inappropriate type posts can prevent you from getting the job you desire.

Cyberbullying can also be considered a crime and participating in this type of behavior can land you in big trouble.

Consequences of Cyberbullying

- § 18.2-152.7:1. Harassment by Computer; Penalty makes cyberbullying a crime.
- Carries a \$2500 fine and punishable by up to **12 months in prison.**

There are many websites designed to inform and decrease the number of bullying cases we see each year. The U.S. Department of Health and Human Services has created a website with lots of resources to help combat bullying of all kinds - www.stopbullying.gov
If you experience cyberbullying or witness it, tell someone such as a school counselor, teacher, or a parent.





The Effects of Cyberbullying

- Victims feel depressed, sad, angry, and frustrated.
- Victims become afraid and/or embarrassed to attend school.
- Can lead to low self-worth, family problems, academic problems, school violence, and bad behavior.
- Victims can also develop thoughts of killing themselves and possibly act on these feelings.
- There are no positive effects of cyberbullying, only pain and suffering for the victims.
- The affects of being bullied can affect the victim into adulthood and prevent them from being all they can be in the future.



Dealing with Cyberbullying

- Never do the same thing back, 2 wrongs don't make a right
- Tell them to stop
- Block their access to you
- Report it to the site you are on such as Facebook or Twitter
- NEVER pass along messages from cyberbullies, stop the spread of this behavior
- Set up privacy controls and keep the bully out of your friends list
- Don't be a cyberbully yourself
- If you witness someone getting bullied, tell someone so it can be stopped. Many times the person being bullied won't tell out of fear.
- Spread the word that bullying is not cool
- Don't laugh or encourage the bully, it is not funny and it can lead to major trouble for the person doing the bullying.



About Sexting



“Sexting” is when someone sends or receives sexually explicit or non-PG Rated pictures or video electronically, mainly via cell phones or tablets.

The numbers on how many teens say that they have sent/posted nude or semi-nude pictures or videos of themselves is upsetting.

20% of teens between 13 to 19 years of age have engaged in sexting.

22% of teen girls

18% of teen boys

11% of teen girls between 13 to 16 years of age have engaged in sexting.

Did you know that if you forward a picture of a sexual or nude photo of someone underage, you are as responsible for the image as the original sender?? You can be charged with a crime.

Many teens don't realize that if you send a picture of yourself that is inappropriate and that picture ends up online, it could be there forever. You can never fully delete things that end up on the web.



About Sexting



There is no age minimum that protects young people from getting charged with a sexual offense.

Something that you think is okay or just a joke, might land you in a ton of trouble. For example, you might take a picture of your friend naked to embarrass them, but if they are under the age of 18, this is considered production of child pornography.

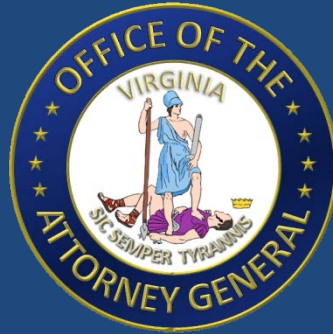
If you are sent something inappropriate, do not share it and don't delete it. Tell an adult immediately. You may feel like you are getting your friend into trouble, but you are protecting yourself and you are protecting them. They may not be thinking about the consequences or the effect this behavior can have on their future.

Anyone that gets convicted of a sex offense, will have to register as a sex offender. Sex offenders have to keep their address updated and keep a current photo with the police. The information goes on the sex offender registry where anyone can go and see your picture and where you live online.

REMEMBER: You can't control what other people do with your photos. Even if you think you are sending it to someone you can trust, they may end up surprising you. You can't trust anyone with something as private as that. Don't Do It!

Legal Consequences of Sexting

- The Virginia Department of Education has an excellent resource with real life examples of the consequences of sexting that can be found [here](#).
- The Attorney General's Virginia Rules website is designed to give Virginia Youth information on all the laws in the state. [Virginia Rules](#) has extensive information on sexting and other internet security risks.
- This article in The Virginian-Pilot tells a story of five Virginia teens getting charged with felonies for sexting and being in possession of sexually explicit photos of a minor, read more about it [here](#).



Information Provided By:
Office of the Attorney
General

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Richmond, Virginia 23219
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Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

Cannon Branch Apartments

Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act

This Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act (the “Marketing Plan”) has been designed to convey to current and potential residents with disabilities that Cannon Branch Apartments will be a new rental housing experience, with a commitment to excellent management and resident service, as well as an expectation of resident responsibility. Therefore, the majority of this plan will address ways in which property management will endeavor to secure qualified tenants, ensure quality tenancy, and effective management and maintenance of the property.

The Management Agent will be responsible for the management of Cannon Branch Apartments. Gateway Management Services (Gateway), the Management Agent, will be responsible for all the traditional management functions, including rent collection, maintenance, record keeping, reports, development of budgets, and monitoring resident income qualifications. Additionally, Gateway will be responsible for the development and management of community and resident services program.

I. Affirmative Marketing

Gateway is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the Nation and will actively promote fair housing in the development and marketing of this project. Gateway, its Officers, Directors and employees will not discriminate on the basis of race, creed, color, sex, religion, familial status, elderliness, disability or sexual orientation in its programs or housing. They will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has discriminated in the acceptance of a resident will be subject to immediate dismissal. All persons who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, and conformity with the requirements of the Section 8 Program and Tax Credit programs. All interested parties will be provided a copy of the apartment brochure/flyer. Any resident who has questions not answered by the housing staff will be referred to the Regional Property Manager of Gateway.

II. Marketing and Outreach

Locating people with disabilities to occupy the units which conform to the requirements of Section 504 of the Rehabilitation Act will be accomplished as follows:

1. Networking

Gateway will contact local centers for independent living, disability services boards and other service organizations via phone and printed communication. The contacts will include the following organizations:

- Area Center for Independent Living (540-433-6513)
 - Virginia Board for People with Disabilities (804-786-0016)
 - Virginia Department for Aging and Rehabilitative Services (757-451-7101)
- Centers for Independent Living**
- Disability Resource Center (540-433-6513)
 - Horizon Behavior Health (434-477-5000)

Leasing Preference for Target Population Identified in MOU between the Authority and the Commonwealth

- Unless prohibited by and applicable federal subsidy program.
- A “first preference” will be given for person in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.
- Will obtain tenant referrals from the Virginia Department of Medical Assistance Services (DMAS) or Virginia Department of Behavioral Health and Developmental Services (DBHDS) or any other agency approved by the Authority.
- Will Retain Tenant verification letter, Acknowledgment and Settlement Agreement Target Population Status
- Target Population units will be confirmed by VHDA.
- Units may be held vacant for 60 days during which ongoing marketing must be documented as required by the Virginia Housing 2026 Housing Tax Credit Manual

2. Internet Search

Apartments will also be listed on the following websites:

www.virginiahousingsearch.com

www.hud.gov

www.accessva.org

www.dbhds.virginia.gov

3. Print Media

Print media sources will also be identified in the City of Manassas area that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to, rental magazines such as the *Apartment Shoppers Guide*, *Apartments For Rent*, local newspapers, etc. All advertising materials related to the project will contain the Equal Housing Opportunity logo, slogan or statement, in compliance with the Fair Housing Act, as well as the fact that units for people with disabilities are available.

4. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. These referrals are generally the best form of advertising as it attracts friends who will want to reside together, thus binding the community. ***Residents will be offered incentives, to be determined, for referring qualified applicants who rent at the property.*** Flyers will be distributed to residents along with the resident newsletter announcing the tenant referral program.

5. Marketing Materials

Additional marketing materials are needed in order to further support the specific marketing effort to people with disabilities. All printed marketing materials will include the EHO logo. The marketing will also emphasize the physical and administrative compliance with Americans with Disabilities Act.

These marketing materials include:

- **Brochures or news media coverage** –A simple, two-color brochure may be produced at low cost which will effectively sell the apartments and community. A brochure will include a listing of features and amenities. News media may include the local newspaper and/or the local television station coverage.
- **Flyers** - As mentioned earlier, a flyer campaign can be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic.
- **Resident Referral** - The least expensive form of advertising is through Resident Referrals. A flyer should be created and distributed to all residents. (\$50 - \$100 per referral, paid upon move in). In addition to being distributed to all residents, the referral flyer should be left in the Management office and should be included in the move in packet. (People are most inclined to refer their friends in the first few weeks of their tenancy.) The flyers will be changed to reflect the season or any type of special referral program.

Tab Y:

Inducement Resolution for Tax Exempt Bonds

This deal does not require
information behind this tab.

Tab Z:

Documentation of team member's Diversity, Equity
and Inclusion Designation or Veteran Owned Small
Business certification

This deal does not require
information behind this tab.

Tab AA:

Priority Letter from Rural Development

This deal does not require
information behind this tab.

TAB AB:

Social Disadvantage Certification or Veteran
Owned Small Business Certification

This deal does not require
information behind this tab.